This Instrument Was Prepared By:
Claiborne K. McLemore III
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 7190 PAGE 294

Address New Owner(s):
Jai Kun Kang, et. ux.
414-416 Fourth Ave., S.
Nashville, TN 37201

Send Tax Bills to:
Same

Map: 93-10
Parcel : 434

Mortgagee:
The Amy Rich Trust

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, TERRY B. MARTIN, Successor Trustee of the Amy Rich Trust (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAI KUN KANG and wife, KEE SEON KANG (the "Grantees"), their heirs, successors and assigns, forever, the following described land in Davidson County, Tennessee, to-wit:

All that real property described on the attached Exhibit A which is hereby incorporated herein in its entirety.

This is improved property known as 416 Fourth Avenue, South, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 1987.

THE AMY RICH TRUST

By: Terry B Martin, Successor Trustee
Terry B. Martin, Successor Trustee

10668

IDENTIFICATION REFERENCE

APR 2 2 24 PM '87

R. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9358

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Terry B. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Successor Trustee of the Amy Rich Trust, the within named bargainor, a trust, and that she as such Successor Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee this 31st day of March, 1987.

Notary Public

My Commission Expires: 5/13/90

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 1987.

Notary Public

My Commission Expires: 5/13/90

Exhibit A

Being the northerly 20 feet of the easterly part of Lot No. 47 on the University Plan of Lots called College Campus Plan, not of record and described as follows:

Beginning on the present easterly line of Fourth Avenue, South, formerly Cherry Street, 131 feet northerly from the northerly margin of Peabody Street, being the present corner of Lots Nos. 47 and 48 and being the southwest corner of the Early or Ewing lot; thence with the southerly margin of said lot easterly 143.56 feet, more or less, to the westerly margin of Hume or Thomas Street; thence with the westerly margin of said Street, southerly 20 feet to Mrs. Bettie C. Howell's northeast corner; thence with her northerly line westerly 143.56 feet more or less to the easterly margin of 4th Avenue, South; thence with the easterly margin of said Avenue northerly 20 feet to the beginning.

The southerly line of said lot conveyed herein extends through the center of the brick partition wall separating the said vacant lot from the house next adjoining to the South, and this deed conveys to the Grantees one-half of said partition wall.

Being the same property conveyed to Amy Rich, Trustee for Amy Rich, Celia Rich, Carrie Rich and Mrs. Theresa Rich Breyer, with full power to transfer, sell, convey or lease without the joinder of any of the beneficiaries of said trust, by deed of record in Book 1340, page 333, Register's Office for Davidson County, Tennessee. The said Amy Rich has since died, her Last Will and Testament having been probated at the Probate Court for Davidson County, Tennessee. By order of the Probate Court for Davidson County, Tennessee dated March 27, 1987, Terry B. Martin was appointed as Successor Trustee with respect to the above-referenced trust (now known as the "Amy Rich Trust"). (Docket #78904)

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			30[illegible].10- CAMT.	
			84.00 COTAX	
			.50 PRFEE	
			9.00 WDFEE	
			CHECK 23.50-	
			9603804/02/87 DAL .00	
			93.50	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10668

IDENTIFICATION REFERENCE

APR 2 2 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64614