WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Hyun H. Chu and wife Kimberly Chu 1918 Division Street Nashville, TN 37203	Same	Map 72-6 Parcel 235 15 DZ 180

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $162,000.00.

Hyun H Chu
Affiant

Subscribed and sworn to before me this 20th day of June 1990.

Bonnie McKenzie
Notary Public

My Commission Expires:
March 26, 1994

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS MIN CHOO and wife, JAMIE J. H. CHOO, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto HYUN H. CHU and wife, KIMBERLY CHU, hereinafter referred to as Grantees, their heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in Davidson County, Tennessee, being described as follows:

TRACT I:

A certain tract or parcel of land situated at the northeast corner of Loftin Avenue and Gallatin Pike, near Nashville, in the County of Davidson, State of Tennessee, in the Eleventh (11th) Civil District, formerly the Eighteenth Civil District, and being all that part of Lots Thirteen (13), Fourteen (14) and Fifteen (15) of the Plan of the Kenmore Subdivision, which plan is registered in Book 332, Page 32, of the Register's Office of Davidson County, Tennessee, lying west of a line fifty (50) feet westwardly from and parallel to the center line of the south bound main track of the Lewisburg Division of the Louisville and Nashville Railroad Company and more particularly described as follows:

Beginning at a point in the northeast corner of Loftin Avenue and Gallatin Pike; thence extending in a northerly direction with the east line of Gallatin Pike a distance of two hundred eleven and five tenths (211.5) feet to the south line of an alley; thence in an easterly direction with said south line of alley a distance of seventy two and six tenths (72.6) feet, more or less, to a point

fifty (50) feet westwardly along a radial line from the center line of the south bound main track of the Lewisburg Division, thence in a southerly direction, parallel to and fifty (50) feet westwardly from said center line of south bound main track of the Lewisburg Division a distance of one hundred and ninety (190) feet, more or less, to a point in the north line of Loftin Avenue; thence in a westerly direction with said north line of Loftin Avenue, a distance of one hundred and seventy (170) feet, more or less, to the point of beginning.

Included in the above-described property, but excluded from this conveyance, is that portion of said property taken by the State of Tennessee for highway purposes by Judgment dated 2/21/67 of record in Book 4106, page 45, Register's Office for said County, and described as follows:

Beginning at a point in Hudson's southerly line at the easterly edge of previously existing pavement; said point being 10.5 feet, more or less, east of Erle T. Hudson's west line; running thence along Erle T. Hudson's south line south 82° east 3.3 feet, more or less, to the easterly edge of the present pavement. Thence parallel to the center line of the paving north 22° 15' east along the existing easterly edge of the pavement for 16.6 feet, more or less, to the beginning of a curve to the right of 2780.8 feet radius; thence with said curve to the right of 199.86 feet, more or less, to the beginning of a curve to the left of 2780.8 feet radius; thence continuing along the easterly edge of the present pavement and along said curve to the left for 65.3 feet to Erle T. Hudson's northerly line; thence with Erle T. Hudson's northerly line north 68EoB 30' west 20.15 feet, more or less, to the easterly edge of the previous pavement; said point being 4.7 feet, more or less, east of Hudson's west line; thence southerly with the easterly edge of said previous pavement 63 feet, more or less, to a point 6.8 feet east of Erle T. Hudson's west line; thence continuing along the easterly edge of the previous pavement southerly 100 feet, more or less, to a point 8.8 feet more or less, east of Erle T. Hudson's west line; thence continuing with said easterly edge of the previously existing pavement, southerly 117.8 feet, more or less, to Erle T. Hudson's southerly line, the point of beginning, and containing approximately 2,580 square feet, and being a part of the same property conveyed to Erle T. Hudson by deed from Houston-McCord Realty Company, of record in Book 660, page 600, Register's Office for Davidson County, Tennessee.

TRACT II:

Being that portion of Loftin Avenue as recorded in Plat Book 332, page 32, Register's Office for Davidson County, Tennessee, but which was never opened or used as a street, conveyed to Erle T. Hudson and wife, Mary White Hudson, by deed from W. N. Hixson and wife, Ida Hixson, of record in Book 1357, page 289, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning in the center of said Loftin Avenue at its intersection of the right-of-way of the Nashville Railway and Light Company at a point thirty seven and one half feet from the southeast corner of Lot No. 12 of said Plan, Hixson's Lot No. 12, running thence eastwardly in the center of said Loftin Avenue to the right-of-way of said Lewisburg Division of said Louisville and Nashville Railroad Company; thence Eastwardly and with the said right-of-way thirty seven and one half feet to said Hudson's property; thence Westwardly and with said

Hudson's Property, and being the East Line of said Loftin Avenue, to the intersection of said Loftin Avenue with the right-of-way of the said Nashville Railway and Light Company, the northeast corner of said Loftin Avenue and the said right-of-way of said Nashville Railway and Light Company; thence southwardly thirty seven and one half feet, and with said right-of-way to the point of beginning.

Being the same property conveyed to Thomas Min Choo by deed of record in Book 6781, Page 512, Register's Office for Davidson County, Tennessee; Jamie J. H. Choo, wife of Thomas Min Choo, joins in this conveyance for the sole purpose of transferring and conveying all right, title or interest she may have in and to the property described herein.

This conveyance is made together with all rights in any existing leases on the property being conveyed herein.

This is improved property, known as 3216 Gallatin Road, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1990 which the Grantees herein assume and agree to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 20th day of June, 1990.

35647

IDENTIFICATION REFERENCE

JUN 21 1 36 PM '90

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

RUSH

Thomas Min Choo

Jamie J. H. Choo

2513 06/21 0101 03CHECK 544.60

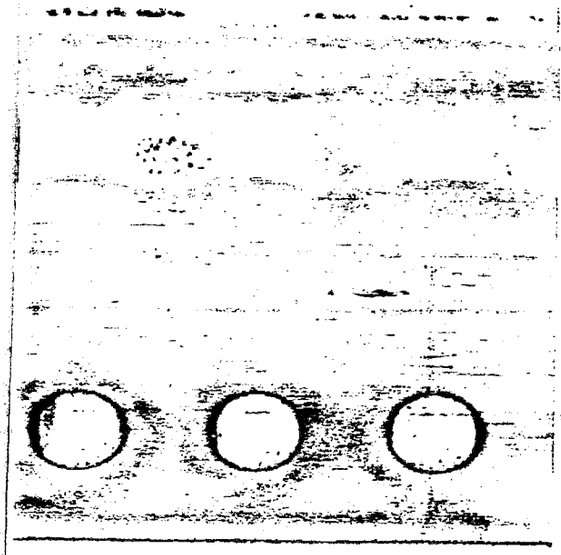
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

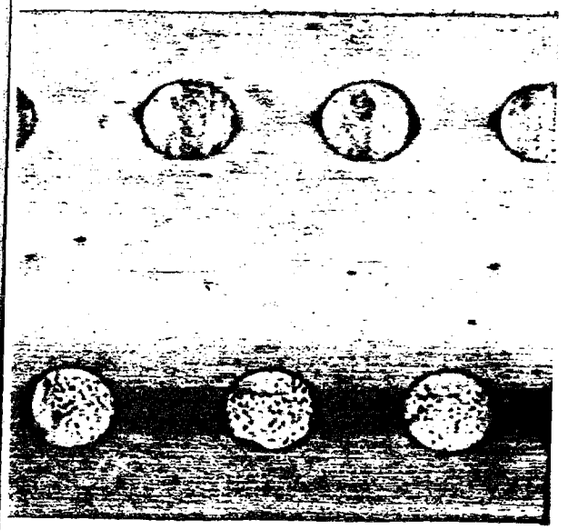
On this 20th day of June, 1990, before me personally appeared THOMAS MIN CHOO and wife, JAMIE J. H. CHOO, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of June, 1990.

Notary Public

My Commission Expires:
March 26, 1994





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

RECEIVED OF _____

FOR _____

BOOK 8136 PAGE 50

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

CAMT
162000.00
CON TX 534.60
PRFEE 1.00
WDEED 9.00
TOTAL 544.60
CHECK 544.60

06/21/90 01 13:36 0001 2513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35647

IDENTIFI REFERENCE

JUN 21 1 36 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 330138