This instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

BOOK 9259 PAGE 723

ADDRESS NEW OWNER:
Jae W. Shim and wife, Choon Hee Shim
6632 Upton Lane
Nashv. TN 37209

SEND TAX BILL:
To Owner

MORTGAGEE:
Third National Bank in Nashville
201 Fourth Avenue, North
Nashville, Tennessee 37219

MAP AND PARCEL:
MAP 82-13
PARCEL 102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael G. Shears ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Jae W. Shim and wife, Choon Hee Shim ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

In addition to the conveyance of the Property, Grantor further conveys any right, title or interest he may have in the former alleyway located behind Tract II of Parcel 3, as described in Exhibit "A" attached hereto, which alleyway was closed by the City of Nashville, Bill No. 54-354, said alleyway being described as being 10 feet in width, lying between Eighth and Ninth Avenues North, and extending southwardly from Jackson Street approximately 250 feet and crossing Lots 91 and 92 of Balch & Whiteside's Subdivision. Grantor makes no warranties as to the conveyance of this interest in the alleyway described above, but warrants title only to that real estate described in Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 907 Eighth Avenue, North, Nashville, Tennessee 37208.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

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

Katherine B. Shears joins in this conveyance for the sole purpose of conveying any marital interest she may have in this property as spouse of Michael G. Shears.

Executed on the day and date set forth below.

Michael G. Shears

Katherine B. Shears

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Katherine B. Shears, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25 day of February, 1994.

Notary Public

My Commission Expires: 1-27-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael G. Shears, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of February, 1994.

Notary Public

My Commission Expires: 3-25-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $1,100,000.00

AFFIANT

Subscribed and sworn to before me
this 25th day of February, 1994.

~~Andrew B. Gibson, Jr.~~ Jeanne Burton Gregory
NOTARY PUBLIC

My Commission Expires: ~~9/16/95~~ 3-25-95

PICK-UP

94 FEB 25 PM 1:07

21368

IDENTIFICATION REFERENCE

EXHIBIT "A"

Parcel 1:

A certain Lot or Parcel of land in Nashville, Davidson County, Tennessee, beginning at the northeast corner of Herman Street and Ninth Avenue, North, formerly McLemore Street; Thence with the easterly margin of said Avenue, northerly 150 feet to Charles Black's southwest corner; Thence with his southerly line easterly 110 feet, more or less, to the westerly margin of a proposed alley, said Black's southeast corner; Thence with his easterly line, northerly 33-1/2 feet to Amelia Keizer's southwest corner; Thence with her southerly line easterly 120 feet, more or less, to the westerly margin of 8th Avenue, North, formerly Spruce Street; Thence with the westerly margin of said avenue southerly 183 feet, more or less, to the northerly margin of Hamilton Street; Thence with the northerly margin of said street westerly 225 feet, more or less, to the beginning, including said proposed alley and excluding the same if the public has any rights therein, together with the northerly 1/2 of Hamilton/Herman Street between 8th Avenue and 9th Avenue, as abandoned by Metro Council Bill Ordinance No. 88-293.

INCLUDED in the above described property but specifically EXCLUDED therefrom is the following tract of land vested in the State of Tennessee by Consent Judgment and Final Decree, of record in Book 6896, page 713, Register's Office for Davidson County, Tennessee, said tract being more particularly described as follows:

Beginning at the point of intersection of the westerly margin of 8th Avenue North and the northerly margin of Herman Street (not constructed);

Thence with the said northerly margin South 63 deg. 05' West 9 feet, more or less, to a point;

Thence with the proposed right of way North 27 deg. 26' West 184.04 feet to a point;

Thence with the southerly margin of Johnny N. and Wayne V. Woodard, North 63 deg. 17' East 9 feet, more or less, to a point;

Thence with the said westerly margin South 27 deg. 26' East 184 feet, more or less, to the point of beginning and containing 1,656 square feet;

Parcel 2:

Land in Nashville, Davidson County, Tennessee, being the northerly 33-1/3 feet of the southerly 183-1/3 feet of the westerly 110 feet of Lot No. 91, as shown on the Plan of Balch & Whiteside's Addition to Nashville, as recorded in Minute Book "D", page 734, Circuit Court for said County, and more particularly described as follows:

Beginning at a point in the northerly right-of-way of Ninth Avenue North (formerly McLemore Street), said point located North 28 deg. 39' 10" West 150 feet from the northeast intersection of said Ninth Avenue North and Herman Street (formerly Hamilton Street); thence continuing along said Ninth Avenue North, North 28 deg. 39' 10" West 33.33 feet to a point; thence leaving said right-of-way North 61 deg. 48' 34" East 110 feet to a point; thence South 28 deg. 39' 10" East 33.33 feet to a point; thence South 61 deg. 48' 34" West 110 feet to the point of beginning and containing 3666 square feet, more or less.

Parcel 3:

TRACT I: LAND in Davidson County, Tennessee, being a part of Lots 91 and 92 on the Plan of Balch and Whiteside's Addition to Nashville, a plan of which is of record in Minute Book "D", Page 734, Circuit Court of Davidson County, Tennessee, and described according to a survey made by G. Barry Greer & Associates dated November 24, 1976, described as follows, to wit:

BEGINNING at an iron pin in the northesterly margin of 9th Avenue, North, being the southeast corner of the property conveyed to Al E. Jackson, et ux. of record in Book 2279, Page 513, Register's Office for Davidson County, Tennessee, and being the Southwest corner of the herein described property; thence North 64 deg. 15 min. East 114.54 feet to an iron pin; thence South 26 deg. 35 min. East 100 feet to an iron pin; thence South 64 deg. 15 min. West 113.91 feet to an iron pin in the northeasterly margin of 9th Avenue, North; thence North 26 deg. 56 min. West 100 feet to the said margin, to the point of beginning.

TRACT II: LAND in Davidson County, Tennessee, being the southerly 50 feet of the northerly 150 feet of the West 110 feet of Lot No. 92 on the Map of Balch & Whiteside's Addition to Nashville, a plan of which is of record in Minute Book "D", Page 734, of the Circuit Court for said County.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

(EXHIBIT "A", CONTINUED)

SAID part of said lot fronts 50 feet on the East side of 9th Avenue North and runs back between parallel lines parallel to and 100 feet South of Jackson Street, 110 feet to an alley in the rear.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING, OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Parcel 4:

LAND in Davidson County, Tennessee, being part of Lots Nos. 91 and 92 on the Plan of Balch and Whiteside's Addition to Nashville as of record in Minute Book "D", Page 734, Circuit Court of Davidson County, Tennessee, and according to a survey made by Barry Greer and Associates, Surveyors on November 24, 1976, and more particularly described as follows:

BEGINNING at a point 150 feet South of the Southwest corner of 8th Avenue North and Jackson Street; running thence southerly along the West line of said 8th Avenue North, South 26 deg. 13 min. East 100 feet; thence South 64 deg. 15 min. West 113.91 feet to the center of an unimproved alley; thence with the center of same North 26 deg. 35 min. West 100 feet; thence North 64 deg. 15 min. East 114.54 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION is a portion of a 10-foot alley running from Jackson to Ireland Street, shown in the City Engineer's Office, but said alley has never been opened and is not used as such and Johnny N. Woodard conveys any and all interest to that portion of alley lying in the above described property, but no further or otherwise.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is the following described property, to wit:

BEGINNING at the point of intersection of the southerly boundary of B. M. Tolliver and the westerly margin of 8th Avenue North, S.P. 12; thence with the said westerly margin South 27 deg. 26 min. East 100.00 feet to a point; thence with the northerly boundary of Nashville Bank and Trust Company South 63 deg. 17 min. West 9 feet more or less to a point; thence with the proposed right-of-way North 27 deg. 26 min. West 100.01 feet to a point; thence with the said southerly boundary North 63 deg. 18 min. East 9 feet more or less to the point of beginning and containing 900 square feet.

This property is improved and is located on the Westerly side of 8th Avenue North 150 feet, more or less South 27 deg. 26 min. West from the southerly margin of Jackson Street in the City of Nashville, Davidson County, Tennessee and was condemned by a Consent Judgment and Final Decree in the Second Circuit Court for Davidson County, Tennessee, at Nashville and of record in Book 6671, Page 832, Register's Office for Davidson County, TN.

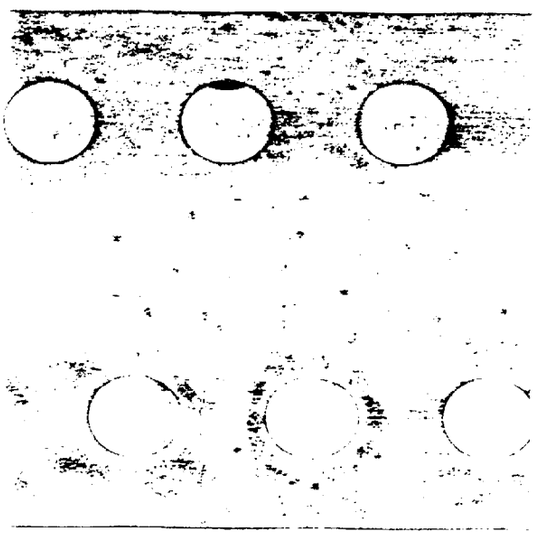
Parcel 1 being the same property conveyed to Michael G. Shears, by deed from Third National Bank in Nashville, Trustee under Agreement with John W. McMurray, of record in Book 7135, page 663, Register's Office for Davidson County, Tennessee.

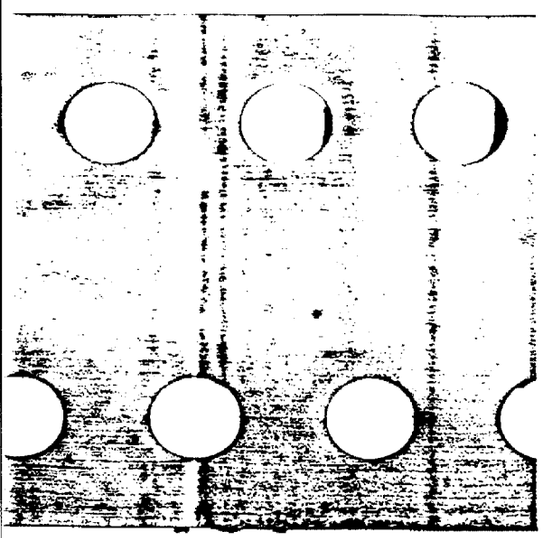
Parcel 2 being the same property conveyed to Michael G. Shears, by deed from Harris S. Abrahams and Rose A. Goldman, of record in Book 7174, page 822, Register's Office for Davidson County, Tennessee.

Parcel 3 being the same property conveyed to Michael Shears, by deed from Myrna Lois Hodges, of record in Book 7857, page 165, Register's Office for Davidson County, Tennessee; the said Michael Shears being one and the same person as Michael G. Shears.

Parcel 4 being the same property conveyed to Michael G. Shears, by deed from Johnny N. Woodard, of record in Book 8012, page 877, Register's office for Davidson County, Tennessee.

94082275 0101 3CHECK $887.00





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

RECEIVED OF _____

FOR _____

BOOK 9259 PAGE 727

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	1100000.00
			CON TX	4070.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	4087.00
			CHECK	4087.00
02/25/94	01		16:08 0001	9490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21368
IDENTIFICATION REFERENCE

94 FEB 25 PM 1:08
REGISTER

No. 760369