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

Box 40-A

**ADDRESS NEW OWNER:**
Yon Gil Kim and wife, Chun Ja Kim
925 Gallatin Rd.
Nashville, TN 37206

**SEND TAX BILL:**
To Owner

**MAP AND PARCEL:**
MAP 083-01
PARCEL 417

**MORTGAGEE:**
Hamilton Realty Corporation
6 Horizon Road, Apt. 1702
Fort Lee, New Jersey 07024

BOOK 9798 PG 977

## 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, Hamilton Realty Corporation, a New Jersey corporation ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Yon Gil Kim and wife, Chun Ja Kim ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the easterly part of the southerly 60 feet front and 57 feet rear of Lot No. 1 on the Map of J. B. Hancock's East End Addition as of record in Book 57, page 133, Register's Office for said County, and also part of Lot 3 on the Plan of Martha Martin Lands, as of record in Book 161, page 101, Register's Office for said County, and described together according to a survey made by Barge, Waggoner & Sumner, Engineers, Dated July 29, 1970, as follows:
>
> BEGINNING at a point on the east margin of Gallatin Road, 105 feet south of the south margin of Granada Avenue; at an existing cross mark; thence leaving the said Road, South 78° 00' East 149.95 feet to an iron pin in the west margin of an alley; thence along the margin of said alley, South 12° 01' West passing the terminus of said alley at 57 feet a total distance of 136.40 feet to a concrete monument; thence North 79° 22' West 150 feet to an existing spike, in the east margin of Gallatin Road; thence with the margin of said Road, North 12° 01' East 140.00 feet to the point of beginning.
>
> Being the same property conveyed to Hamilton Realty Corporation by deed from The B. F. Goodrich Company, a New York corporation, of record in Book 4455, page 133, Register's Office for Davidson County, Tennessee.

This is improved property known as 925 Gallatin Avenue, Nashville, TN 37206.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises and Grantee acknowledges they are purchasing the Property in an "AS IS" condition with no warranties as to the condition of the premises, including, but not limited to, structural or environmental condition of 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 itself, its 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.

Witness my hand this the 15th day of September, 1995.

HAMILTON REALTY CORPORATION,
A NEW JERSEY CORPORATION

By: Herbert Katz

Title: Pres

STATE OF NEW JERSEY)
COUNTY OF Bergen )

STATE OF NEW JERSEY )
COUNTY OF BERGEN )

Before me, the undersigned Notary Public in and for the said County and State, personally appeared HERBERT KATZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the PRESIDENT (or other officer authorized to execute the instrument) of HAMILTON REALTY CORPORATION, the within named bargainor, a New Jersey corporation, and that He as such PRESIDENT, executed the within instrument for the purposes stated therein by signing the name of the corporation by him self as such PRESIDENT.

Witness my hand and official seal this the 15th day of September, 1995.

Valerie Dove-Hall
Notary Public

My Commission Expires: VALERIE A. DOVE-HALL A Notary Public of New Jersey My Commission Expires Jan. 12, 1999

5659 09/19 0101 03CHECK 786.00

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

Jon G. Kinsey
AFFIANT

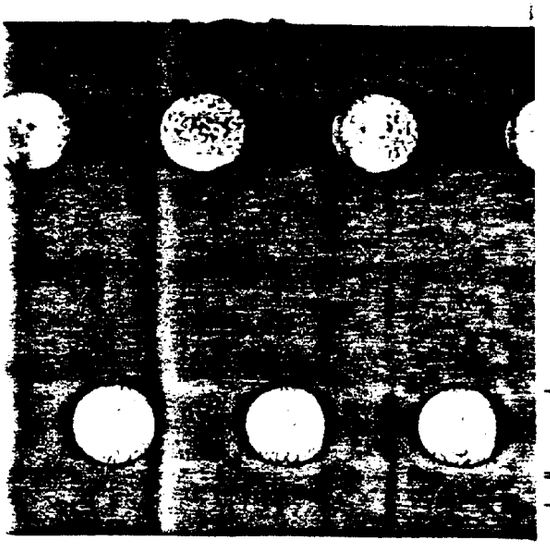
Subscribed and sworn to before me this 18th day of September, 1995.

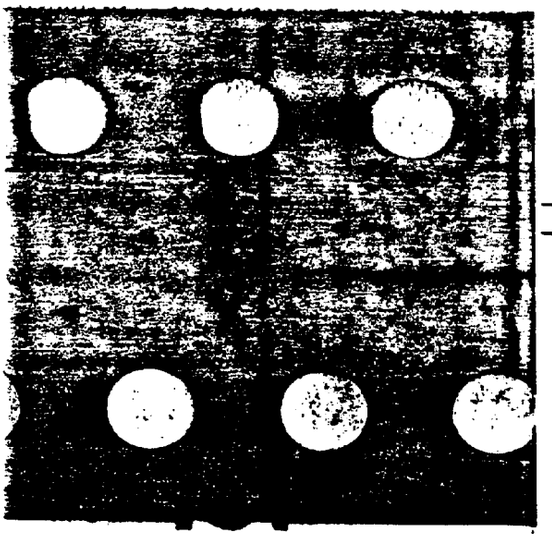
Elaine Rhea
NOTARY PUBLIC

My Commission Expires: 8/22/97

95 SEP 19 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0101715
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9798 PG 979

| | | |
|---|---|---|
| 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
210000.00
CON TX 777.00
PRFEE 1.00
WDEED 0.80
ERR CO
WDEED 0.80-
WDEED 8.00
TOTAL 786.00
CHECK 786.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/19/95 01 14:05 0001 5659

0101715
IDENTIF. ↑ REFERENCE

95 SEP 19 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 954503