This Instrument Prepared By:
BOTTORFF, KAVIN and COOK, (TIB)
5110 Maryland Way, Suite 200
Box 60 Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

RBK 10037PG662

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Hyun Mo Shin, et ux **3707 Nolensville Road** **Nashville, Tennessee 37211**	**Owner**	**133-6-236**

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **T and M Properties,** a general partnership, and **Thomas G. Avent and wife, Callie Avent,** individually and as tenants by the entirety ("Grantors") by these presents do hereby transfer, sell and convey to **Hyun Mo Shin, and wife, Jung Im Shin,** ("Grantees") their heirs, successors and assigns, all of the Grantors' right to title and interest in and to a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

This is unimproved property known as 3707 Nolensville Road, Nashville, Tennessee 37211.

This conveyance is subject to: Metropolitan Nashville - Davidson County, Tennessee Real Property Taxes for 1996 and subsequent years.

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

AND the Grantors do hereby covenant with the Grantees that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantors do further covenant and bind themselves, their heirs, successors, and assigns to warrant and forever defend the title to the said real property to the said Grantee, and their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 30th day of April, 1996.

GRANTORS:

T and M Properties

By: Thomas G. Avent Partner
Thomas G. Avent, Partner

Thomas G. Avent
Thomas G. Avent

Callie Avent
Callie Avent

IDENTIF. ↑ REFERENCE 0177983

96 MAY -2 PM 3:27
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 1003 PG 063

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 170,000.00 .

Affiant

Sworn to and subscribed to before me, this the 30th day of April, 1996.

Notary Public

My Commission Expires:

Mar 2, 1998

THOMAS I. BOTTORFF * NOTARY PUBLIC AT LARGE * WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Thomas G. Avent as a partner in T and M Properties,** a general partnership and **Thomas G. Avent and wife, Callie Avent,** individually and as tenants by the entirety, with whom I am personally acquainted and who, each upon oath, acknowledged themselves to be the within named bargainors, or a constituent of the bargainors, as the case may be, and who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of April, 1996.

Notary Public

My Commission Expires:

Mar 2, 1998

THOMAS I. BOTTORFF * NOTARY PUBLIC AT LARGE * WILLIAMSON

EXHIBIT A

Land in the 6th Civil District of Davidson County, Tennessee, being part of the John R. Ozier 121.9 acre tract and also being part of Tract "B" more particularly described according to a survey made by J. L. Murphy, Jr. and Company, dated November 2, 1965, as follows:

Beginning at a point in the westerly margin of Nolensville Road, 525 feet south from the southeast corner of the Cherokee Life Property, as of record in Book 3399, Page 107, Register's Office for Davidson County, Tennessee; thence South 25 deg. 11' East along the westerly margin of Nolensville Pike a distance of 95 feet to a point; thence South 64 deg. 49' West a distance of 250 feet to a point; thence North 25 deg. 11' West a distance of 95 feet to a point; thence North 64 deg. 49' East a distance of 250 feet to the point of beginning; said tract of land containing 0.545 acres, more or less.

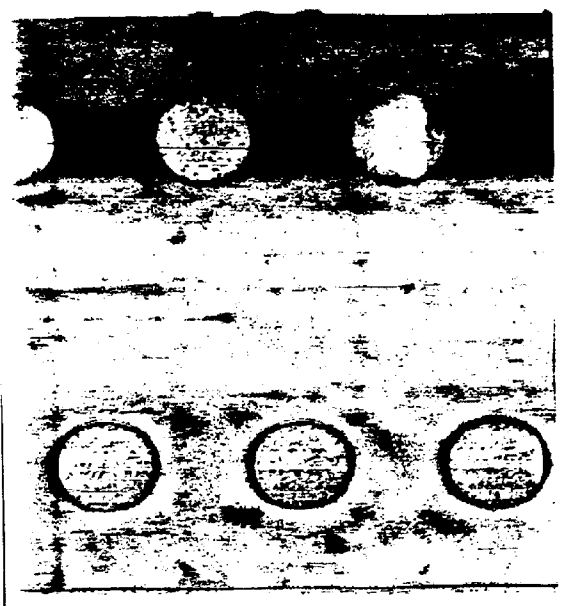
Included in the above description, but expressly excluded therefrom is that portion of the property conveyed to Randolph R. Sherling, Jr. and wife Elizabeth Sherling by deed from Marie H. Vick, a widow, and James Marvin Hopper of record in Book 4815, Page 600, said Register's Office, described as follows:

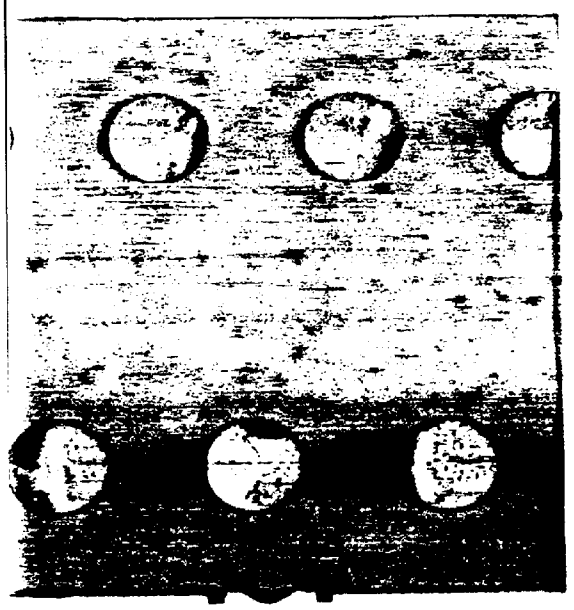
Land in the 6th Civil District of Davidson County, Tennessee, being part of Tract "B" of the John R. Ozier 121.9 acre tract shown on a survey made by James L. Murphy, Jr. and Company, dated November 2, 1965, said part of Tract "B" being further shown as Tract No. 2 on a survey dividing said part of Tract B into Tracts 1 and 2, by Southern Land Surveying Company, Inc., on March 21, 1974, described as follows:

Beginning at a point in the northerly line of the property conveyed to Henry L. King and Tobin E. Vick by deed from W. P. Sanford and wife of record in Book 3955, Page 585, Register's Office for Said County, said point being 150.18 feet westerly from the westerly right-of-way of Nolevsville Pike; thence with said northerly line of the property conveyed to King and Vick as aforesaid, South 64 deg. 49' West, 99.82 feet to a point; thence South 25 deg. 11' East, 95 feet to a point; thence with the southerly line of the property conveyed to King and Vick as aforesaid, North 64 deg. 49' East, 92.89 feet to a point; thence North 21 deg. 00', 36" west, 95.25 feet to the point of beginning.

Being the same property conveyed to T and M Properties, a general partnership consisting of Thomas G. Avent and Albert M. Williams, by warranty deed from James Marvin Hopper, and wife, Anita Hopper, and Marie H. Vick, a widow, of record in Book 8325, Page 325, Register's Office for Davidson County, Tennessee. The said Albert M. Williams having since died and by his Will of record in Will Book 178, Page 253, Probate Court for Davidson County, his interest in said partnership and its property was devised to his Co-Trustees, Steven B. Parker, James Martin Jones, and Steven K. Wood and then conveyed to Thomas G. Avent by Quitclaim Deed from said Co-Trustees and the Co-Executors of the Estate of Albert M. Williams and the widow of Albert M. Williams, Virginia Stone Coward Williams, of record in Book 8884, Page 299, Register's Office for Davidson County, Tennessee, and was further conveyed to Thomas G. Avent and wife, Callie Avent, to create a tenancy by the entirety therein by Quitclaim Deed of record in Book 9043, page 422, Register's Office Davidson County, Tennessee.

[illegible] 05/22 1:04 03CHECK 642.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10037 PG 665

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
170000.00
CON TX 629.00
PRFEE 1.00
WDEED 12.00
TOTAL 642.00
CHECK 642.00
05/02/96 01 15:30 0001 7461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177983
IDENTIF. ↑ REFERENCE

96 MAY -2 PM 3:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1035492