33A

STATE OF TENNESSEE
COUNTY OF Davidson
7135-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 19 96

Notary Public Mark A. Ellmore

MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Kim	Hugh H. Caldwell	81-2-170
(NAME)	(NAME)	
500 Gallatin Road	707 Harding Place	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37206	Nashville, TN 37211	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Hugh H. Caldwell and wife, Nancy G. Caldwell

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Kim and wife, Soon Won Kim

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

See attached Exhibit "A".

BEING part of the same property conveyed to Hugh H. Caldwell and wife, Nancy G. Caldwell by deed from Jimco, Inc., filed of record in Book 4534, page 803, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

IDENTIF. ↑ REFERENCE 0224878

96 SEP 13 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 2801 Clarksville Hwy., Nashville, TN 37208

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hand s this 5th day of September, 19 96.

Hugh H. Caldwell by Eric Caldwell Attorney in Fact
Hugh H. Caldwell

Nancy G. Caldwell by Eric Caldwell Attorney in Fact
Nancy G. Caldwell

7135-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Hugh H. Caldwell and wife, Nancy G. Caldwell the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of September, 19 96.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 5th day of September, 1996, before me, personally appeared Eric T. Caldwell, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Hugh H. Caldwell and wife, Nancy G. Caldwell, and acknowledged that he executed the same as the act of their principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

1/20/99
My Commission Expires

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.

NOTARY PUBLIC AT LARGE

EXHIBIT "A"

Land in Davidson County, Tennessee, being a part of Tract No. 9 on the Plan of the G.W. Ankenbaurer Estate, as divided in Chancery Court under Rule No. 65611 and described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, dated July 28, 1965, as follows:

BEGINNING at the southwest corner of the intersection of 28th Avenue, North, and the Clarksville Highway (U.S. 41) and running thence with the southerly margin of said highway north 55 degrees 50 minutes west 60 feet to a point; thence, south 34 degrees 10 minutes west 150 feet to a point; thence, south 55 degrees 50 minutes east 60 feet to a point in the westerly margin of said Avenue, north 34 degrees 10 minutes east 150 feet more or less to the beginning.

Being the same property conveyed to Hugh H. Caldwell and wife, Nancy G. Caldwell by deed from Jimco, Inc. of record in Book 4534, page 803, Register's Office for Davidson County, Tennessee.

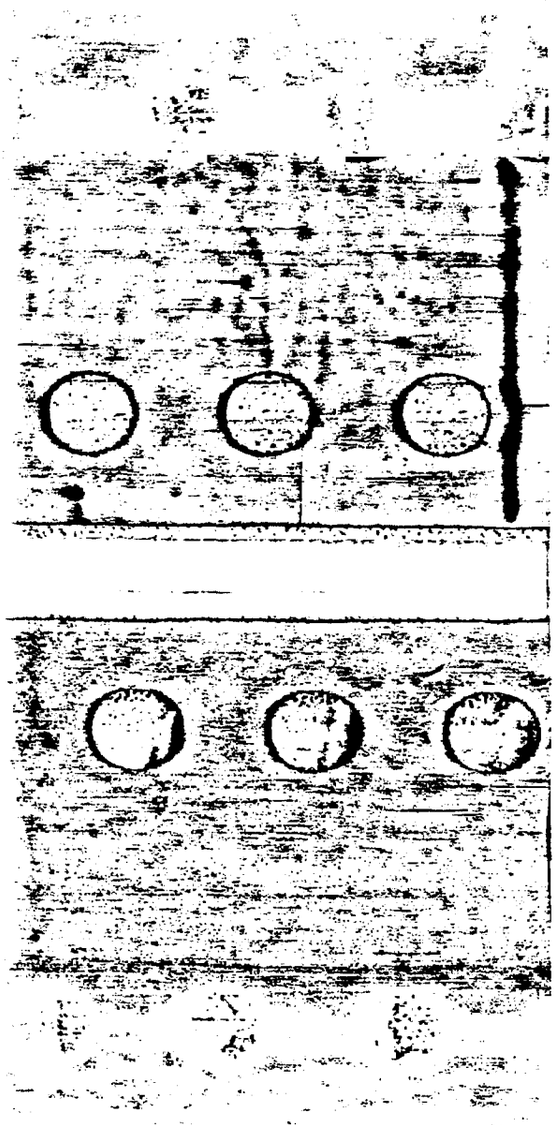
INCLUDED BUT EXPRESSLY EXCLUDED FROM THE ABOVE DESCRIPTION:

Land in the 19th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 1 on the plat of the resubdivision of part of Lot 9 on the plan of G.W. Ankenbaurer Estates, of record in Plat Book 4470, page 98, Register's Office for Davidson County, Tennessee, described according to a plan made by the State of Tennessee Department of Transportation Bureau of Highways.

BEGINNING at a point where the property line between Chevron Oil Company and Hugh H. Caldwell intersects the present West margin of 28th Avenue North; thence North 53 degrees 10 minutes West 11.00 feet along said property line to a point; thence North 36 degrees 48 minutes 58 seconds East 110.00 feet along the new relocated West margin of 28th Avenue North to the beginning of a curve to the left having a radius of 65.0 feet; thence around said curve in a Northwesterly direction 85.9 feet to a point; thence North 36 degrees 50 minutes East 26.90 feet along the property line between Chevron Oil Company and Hugh H. Caldwell to a point; thence South 53 degrees 11 minutes 02 seconds East 60.0 feet along the present southerly margin of the Clarksville Highway to a point; thence South 36 degrees 48 minutes 58 seconds West 200.00 feet along the present West margin of 28th Avenue North to the point of beginning conveyed by Consent Orders of record in Book 4883, page 103 and in Book 5130, page 992, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Hugh H. Caldwell and wife, Nancy G. Caldwell by deed from Jimco, Inc. of record in Book 4534, page 803, Register's Office for Davidson County, Tennessee.

8102 09/13 0101 03CHECK 512.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10190 PG 289

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	
				135000.00
			CON TX	499.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	512.50
			CHECK	512.50
09/13/96	01		13:12 0001	B102

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0224878
IDENTIF. ↑ REFERENCE

96 SEP 13 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1030553