File Ba 31-A

This instrument prepared by:
Sam D. Hodges, III
Grissim & Hodges
323 Union Street
Nashville, Tennessee 37201
This document has been prepared from information furnished by the parties hereto. No examination of title to the real estate has been made by the preparer hereof.

WARRANTY DEED

Map 10234 818

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
J. B. Jongbeom Lee and John Jongcheon Lee 524 Robards Circle Old Hickory, Tennessee 37138	SAME	075-13-0 247.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HICKORY CENTER JOINT VENTURE, a Tennessee Joint Venture (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto J. B. JONGBEOM LEE and JOHN JONGCHEON LEE as tenants in common (the "Grantees"), their heirs, successors and assigns, all of its right, title and interest in and to that certain land located at 4030 Lebanon Road, City of Nashville, Davidson County, State of Tennessee more particularly described in Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, except as specifically herein provided, forever. And Grantor does covenant with the Grantees that it is lawfully seized and possessed of the land in fee simple, has a good right to convey it, and the same is unencumbered, except for current year real property taxes, items shown on the Plan, of record in Book 4715, page 5, Register's Office for Davidson County, Tennessee, and such other items as may be of record. And Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomever.

Whenever 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 my hand this 17th day of October, 1996.

HICKORY CENTER JOINT VENTURE,
a Tennessee Joint Venture

BY: Brad Thomson

Title: Partner

0239223
IDENTIF. A REFERENCE

96 OCT 23 PM 2:02
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

3584 10/23 0101 CHECK 2122.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10234 PG 819

Personally appeared before me, a Notary Public, BRAD THOMASON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a PARTNER of HICKORY CENTER JOINT VENTURE, a Tennessee Joint Venture, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of October, 1996.

Jana D. Cullum
NOTARY PUBLIC
My Commission Expires: May 28, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $570,000.00.

Affiant

Subscribed and sworn before me this 17th day of October, 1996.

Dana L Hodges II
NOTARY PUBLIC
My Commission Expires: 1/24/98

\hpt\hickory\deed1.wd

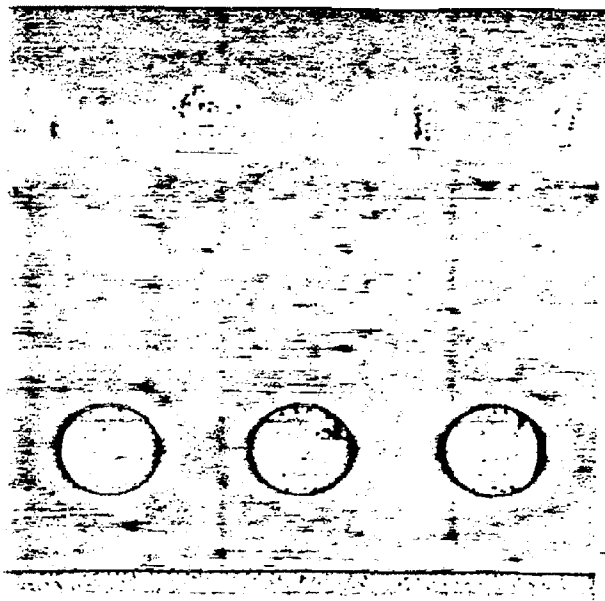
EXHIBIT A BOOK 10234 PG 820

Description of Real Property

Land in Davidson County, Tennessee, being Lot No. 3-B, Revised, Resubdivision Commercial Area #4, Hermitage Hills as of record in Book 4715, Page 5, in the Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument on the westerly right-of-way of Lebanon Road; U.S. 70 Highway; said point being 716 feet more or less, north from center line of Bonnaspring Drive, thence with said right-of-way being on a curve to the left having a radius of 3,855.00 feet, and in a southerly direction 119.00 feet to an iron pipe at the end of said curve; thence South 18 deg. 12' west, 31.00 feet to an iron pin; thence, leaving said right-of-way North 71 deg. 48' West, 200.00 feet to an iron pin; thence North 18 deg. 12' East, 156.52 feet to an iron pin; thence South 70 deg. 00' East 201.92 feet to the point of beginning.

Being the same property conveyed to Hickory Center Joint Venture, by deed from Arthur Jones, Jr. and wife, Jean Jones, of record in Book 7187, page 86, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

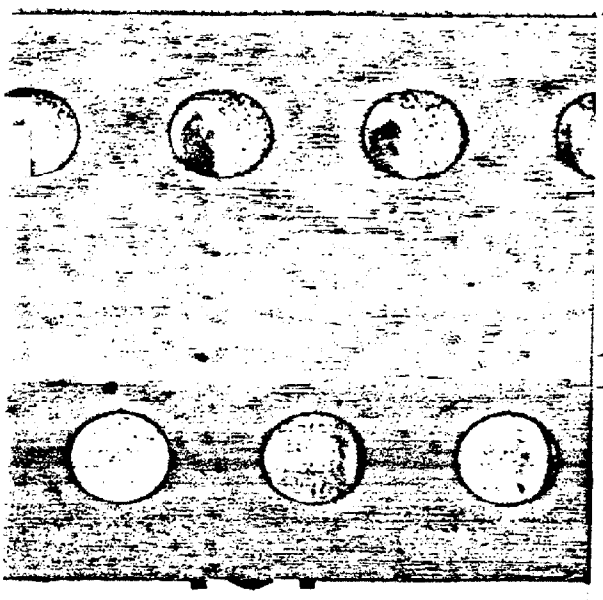
FOR _____

BOOK 10234 PG 821

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 570000.00	
			CON TX 2109.00	
			PRFEE 1.00	
			TDEED 12.00	
			TOTAL 2122.00	
			CHECK 2122.00	
10/23/96	01		14:03 0001 3384	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0239223
IDENTIF. # REFERENCE

96 OCT 23 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1080363

No [redacted]