WARRANTY DEED

BOOK 11144 PAGE 132

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: JULY 24 1999
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC DAVIDSON COUNTY, TENN LARGE

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COLLIER M. JAMES (NAME)	"New Owner" (NAME)	MAP 105-9
2814 Bronte Avenue (ADDRESS)	(ADDRESS)	PAREL 470
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	F.B.#: 22W-20615

FOR AND 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, CHOONG BONG KIM AND WIFE, MHANIM KIM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO COLLIER M. JAMES AND WIFE, JEAN P. JAMES

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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot No. 1, Section 89, Edgehill Estates, as of record in Book 5800, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more a complete legal description.

BEING the same property conveyed to Choong Bong Kim and Mhanim Kim, by Deed from America's Favorite Chicken Company, Successor by Merger to Al Copeland Enterprises, Inc. F/K/A Church's Fried Chicken, Inc., of record in Book 9023, Page 146, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 9023, Page 146, Book 5410, Page 195 and Book 4220, Page 723, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

98 OCT -6 AM 8:43

DAVIDSON COUNTY, TN REGISTER

RECEIVED FOR RECORD AND REGISTERED

0496529

unimproved ( )
This is improved (X) property, known as 1505 12th Avenue, South, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 2nd day of October 1998

CHOONG BONG KIM

MHANIM KIM

DCTN111WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHOONG BONG KIM AND WIFE, MHANIM KIM

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 Brentwood, Tennessee, this 2nd day of October, 1998.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

9949 10/06 0101 03CHECK 658.50

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

RECEIVED OF _____

FOR _____

BOOK 11144 PAGE 134

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
176000.00
CON TX 651.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
~~TOTAL 662.20~~
~~CHECK 662.20~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/06/98 04 0001 9949

0496529
IDENTIFICATION REFERENCE

98 OCT -6 AM 8:43
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

TOTAL 658.50

VOID
CON TX 651.20
CON TX 647.50
~~TOTAL 3.70~~
~~CHECK 3.70~~

10/06/98 01 12:50 0001 0309

No. 1355215