WARRANTY DEED

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 11350 PG. 497

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeom Yong Yu (NAME)	Same (NAME)	MAP 93-15-0
101 Gillespie Drive, Apt. 8204 (ADDRESS)	(ADDRESS)	PARCEL 364
Franklin, TN 37067 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Howard Sims, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeom Yong Yu and wife, Mi Jung Yu

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, described as follows, to-wit:

TRACT I

Beginning at a corner of concrete step in the easterly margin of First Avenue, South 4.5 feet west of corner of Kleiser's Pharmacy, and running thence with the easterly margin of First Avenue South, N 30 deg. 40' West, 35.7 feet to the beginning of a curve; thence with curve of 11 foot radius and central angle of 140 deg, 23' a distance of 26.94 feet to point of tangent in south line of Lafayette Street as widened; thence with south line of Lafayette Street as widened S 70 deg. 17' E 32 feet to west margin of concrete walk; thence with west margin of concrete walk alongside Kleiser's Pharmacy, S 35 deg. 09' W, 43.5 feet to beginning.

TRACT II

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Map of the Enoch Fly property, as of record in Minute Book K, page 76, County Court Clerk's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of First Avenue South, formerly Maple Street, at the southwest corner of a part of said lot formerly owned by Joseph G. Branch, being 38 feet northerly from the corner of Lots Nos. 4 and 5 on said plan; thence with the easterly margin of said Avenue, northerly 33 feet 2 inches to the southwest corner of a part of said lot formerly owned by Rosa Schatten; thence with her southeasterly line, northeasterly 41 feet, more or less, to a point in the southern margin of Lafayette Street, as widened and

CONTINUED

unimproved ( )

This is improved (X) property, known as 45, 47, 49, 51, 55 Lafayette St., Nashville, TN 37210
(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 my hand this 17th day of February, 19 99

Howard Sims

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11350 PG. 498

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard Sims, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 17th day of February 19 99.

Commission expires March 23, 2002

Aaron Adams
Notary Public

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ 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

LEGAL DESCRIPTION CONTINUATION

established in a Condemnation suit by the City of Nashville by Decree of record in Minute Book 36, page 218, of the Third Circuit Court for said County; thence with said margin of Lafayette Street in an easterly direction 29 feet more or less, to the northwesterly line of said Branch lot; thence with the westerly line of said lot, southwesterly to the beginning.

TRACT III

Land in Davidson County, Tennessee, being a part of Lot No. 4 on the Map of the Enoch Fly Estate properties, of record in Minute Book K, page 76, of the County Court Clerk's Office for Davidson County, Tennessee, and described according to a survey made by Geo. W. Watkins, Surveyor, June 11, 1949, as follows:

BEGINNING at a point in the southerly margin of Lafayette Street, as widened and established in a condemnation suit by the City of Nashville, by decree of record in Minute Book 36, page 244, of the Third Division of the Circuit Court, in the original line between lots Nos. 4 and 5 on said plan; thence with the margin of Lafayette Street westerly 44.5 feet, more or less, to a point, thence southerly 63 feet, more or less, to a point in the northwesterly margin of Maple Street, now First Avenue South; thence with the margin of same, southeasterly 38 feet to a point in the line between lots 4 and 5; thence with said line, easterly 49-1/2 feet, more or less, to a point at a turn in said line and continuing with said line north 47.4 feet to the point of beginning.

TRACT IV: PARCEL A

Land in Davidson County, Tennessee, being part of Lots No. 5 and 6 on the Plan of the Subdivision of Enoch Fly property of record in Minute Book K, page 76, County Court Clerk's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated September 19, 1964, as follows:

BEGINNING at an iron pin in the southwesterly present margin of Murfreesboro Road (Lafayette Street) and an alley; thence along the northwesterly margin of said alley southwesterly 202.9 feet to an iron pin at the intersection of easterly line of First Avenue South; thence with the margin of said Avenue northwesterly 58 feet to a railroad spike at the common corner of Lots Nos. 5 and 6; thence with the line between said lots northeasterly 87.1 feet to an iron pin which iron pin is 54.2 feet southerly from the margin of Murfreesboro Road or Lafayette Street as measured at right angles thereto; thence northwesterly 30 feet to an iron pin; thence northeast 51 feet to an iron pin in the southwesterly margin of Murfreesboro Road or Lafayette Street; thence with said margin southeasterly 145 feet to the point of beginning.

PARCEL B

Land in Davidson County, Tennessee, being part of Lot No. 5 on the plan of the subdivision of Enoch Fly property of record in Minute Book K, page 76, County Court Clerk's Office for Davidson County, Tennessee and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated December 19, 1964, as follows:

BEGINNING at a point in the easterly margin of First Avenue south at an iron spike located 58 feet northwesterly from the intersection of a 16 foot alley; thence with said Avenue in a northwesterly direction 55.7 feet to an iron pin; thence easterly 49.5 feet to an iron pin which is 47.4 feet from the southwesterly margin of Lafayette Street (of Murfreesboro Road), thence southeasterly 65.7 feet to an iron pin; thence southwesterly 87.1 feet to the point of beginning.

TRACT V

LEGAL DESCRIPTION CONTINUATION

Land in Davidson County, Tennessee, being a part of Lot No. 5 on the Plan of the Subdivision of the Enoch Fly property as of record in Minute Book K, page 76, County Clerk for Davidson County, Tennessee, and more particularly described according to a survey by Hal R. Swann, Surveyor, dated September 19, 1964, as follows:

BEGINNING at an iron pin in the southwesterly margin of Lafayette Street; said point being 145.0 feet from the northwesterly intersection of Lafayette Street and a 16 foot alley; thence southwesterly 51.0 feet to an iron pin; thence northwesterly 35.7 feet to a point; thence northeasterly 47.4 feet to a point in the southwesterly margin of Lafayette Street; thence southeasterly, in said margin 40.6 feet to the point of beginning.

Being the same property conveyed to Howard Sims, unmarried by Deed of record in Book 7579, page 289, Register's Office for Davidson County, Tennessee.

Howard Sims

05517714
ID
99FEB23 AM 8:46
DAVIDSON COUNTY, TN.
MAIL ENV.
6794 02/23 0101 03CHECK 648.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11350 PG. 501

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

055177

IDENTIFY A REFERENCE

ID

99FEB 23 AM 8:46

WILLIAM R. GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	170000.00
CONV TX	629.00
PRFEE	1.00
VRECD	16.00
CFEE	2.00
TOTAL	648.00
CHECK	648.00

02/23/99 01 08:45 0001 8794

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428013