BOX 44

THIS INSTRUMENT PREPARED BY:
Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of July, 1999.

JULIA C. HUNT NOTARY PUBLIC -AT- LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY. 27, 2001

Address New Owner As Follows:
David S. Kim and wife,
Eunice Kim
1115 Safety Harbor Cove
Old Hickory, TN 37138

Send Tax Bills To:

SAME

Map-Parcel Number:

60-08-003.00
12DZ 27290

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALBERT H. DYSON, JR., AND WIFE, RUTH WIDICK DYSON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DAVID S. KIM AND WIFE, EUNICE KIM.**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A small tract of land in the 12th Civil District of Davidson County, Tennessee, being designated a Tract No. 2 on an unrecorded survey made May 15, 1962, by James L. Murphy, Jr., generally designated as being the subdivision of the W. J. Hailey Property by Suburban Properties, Inc., and described as follows:

Beginning at an iron pin on the northerly margin of Ewing Lane, west of Dickerson Pike; thence, leaving said margin of Ewing Lane, North 07 deg. 59 min. 00 sec. East, 162.70 feet to a point in the creek; thence with said creek, South 83 deg. 59 min. 00 sec. East 58.79 feet to a point in the creek; thence south 02 deg. 25 in. 33 sec. West, 165.58 feet to an iron pin on the northerly margin of Ewing Lane; thence, with said Ewing Lane, North 81 deg. 57 min. 00 sec. West, 74.79 feet to the point of beginning, containing 10,942.042 square feet, or 0.251 acres, and described according to a survey dated May 27, 1999 by Volunteer Surveying, 2826-D Dogwood Place, Nashville, TN 37204, File No. 99072, Phillip E. Holmes, Jr.,RLS, #1728.

Being the same property conveyed to Albert H. Dyson, Jr., and wife, Ruth Widick Dyson by deed from Amy Vice Hamilton and Ruby Orlena Hamilton, of record in Book 6225, page 622, Register's Office for Davidson County, Tennessee.

118365.1

Being the same property conveyed to Albert H. Dyson, Jr., and wife, Ruth Widick Dyson by deed from Amy Vice Hamilton and Ruby Orlena Hamilton, of record in Book 6225, page 622, Register's Office for Davidson County, Tennessee.

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This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easement for flow of the creek.

3. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the creek..

4. Unrecorded lease dated May 27, 1993, between Albert H. Dyson, Jr., Lessor and Hair World Beauty Supply, Inc., Lessee.

This is improved property known as 105 Ewing Drive, Nashville, TN 37207.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of July, 1999.

Albert H. Dyson, Jr.

Ruth Widick Dyson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALBERT H. DYSON, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of July, 1999.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Julia C. Hunt
Notary Public

My Commission Expires MAY 27 2001

118365.1

BOOK 11573 PAGE 579

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUTH WIDICK DYSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of July, 1999.

JULIA C. HUNT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Julia C. Hunt
Notary Public

My Commission Expires

My Commission Expires MAY. 27, 2001

99 JUL 15 AM 10:30

06119

8469

RECEIVED FOR REFERENCE

118365.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11573 PAGE 580

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

06111849

99 JUL 15 AM10:30

CAPT

	110000.00
CON TX	425.50
FRTTX	1.00
MRTG	12.00
CFEE	2.00
TOTAL	440.50
CHECK	440.50

07 JUL 99 10:32 0001 2689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1491002