Instr:200008310086388 Page: 1 OF 7
REC'D FOR REC 08/31/2000 2:46:27PM
RECORD FEE: $31.00
M. TAX: $0.00 T. TAX: $4810.00

SPECIAL WARRANTY DEED

FROM: CYPRESS & GUTTMAN
A Tennessee General Partnership,
Grantor

TO: JOHN J. YOON and Wife,
SUSIE M. YOON
Grantee

This instrument was prepared by:
Theodore H. Pailet, Esquire
1906 Chet Atkins Place
Nashville, TN 37212

PICK-UP

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
John T. Yoon, et ux 1039 Highland Circle Madison, Tennessee 37115	John T. Yoon, et ux 1039 Highland Circle Madison, Tennessee 37115	106-16-0-046.04 106-16-0-047.00 106-16-0-059.00 106-16-0-061.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Three Hundred Thousand and no/100 Dollars ($1,300,000.00.)

John J. Yoon
AFFIANT

Subscribed and sworn to before me this 31ST day of August, 2000.

Toni Fiedler
Notary Public

My commission expires: October 25, 2003

TONI FIEDLER
Notary Public At Large
DAVIDSON COUNTY, TENN

My Commission Expires
October 25, 2003

FOR AND IN CONSIDERATION of the sum of One Million Three Hundred Thousand and No/100 Dollars ($1,300,000.00), the receipt and sufficiency of which are hereby acknowledged, CYPRESS & GUTTMAN, a Tennessee General Partnership, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto JOHN J. YOON and wife, SUSIE M. YOON residents of Davidson County, Tennessee, (the "Grantee"), their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all plants, shrubs and trees located thereon, and together with all rights, ways and easements appurtenant thereto, including, without limitation, all of Grantor's rights, title and interest in and to the land underlying, the air space overlying and any public or private ways or streets crossing or abutting said real estate (collectively, the "Land"), and together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively the "Property").

The Property is improved property known as 1040, 1005, and 1007 Murfreesboro Road, 1005 Murfreesboro Road Parking Lot, 314 Philfre Court, and 312 Philfre Court, Nashville, Tennessee.

In addition, the Property includes an unimproved lot known as 310 Philfre Court, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth as follows:

1) Metro property taxes for the year 2000, which have been prorated as of this date, payment of which is expressly assumed by Grantee.

2) General Easement Agreement from Mandell L. Cypress and Jerome B. Guttman and Frances C. Cypress Family Trust, David E. Cypress, Trustee to Mandell L. Cypress and Jerome B. Guttman recorded as Instrument No. 200007190070921 on July 19, 2000, said Register's Office

3) Matters shown on the plan of record in Book 3700, page 152, said Register's Office.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, their heirs and assigns to warrant and forever defend the title to the Property to Grantee, their heirs and assigns against the lawful claims of all persons whomsoever claiming by, and through or under Grantor, but not further or otherwise, except as to those matters set forth hereinabove.

Witness my hand as of the 31 ST day of August, 2000.

GRANTOR:

CYPRESS & GUTTMAN
A Tennessee General Partnership

By: Mandell L. Cypress
Mandell L. Cypress

By: Frances C. Cypress,
Family Trust

David E. Cypress, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Toni Fiedler, a Notary Public in and for the County and State aforesaid, personally appeared MANDELL L. CYPRESS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Cypress & Guttman, the within named bargainor, a general partnership, and that he as such partner, being authorized so to do, executed the within named instrument for the purposes therein contained, by signing the name of the partnership, by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of August, 2000.

Toni Fiedler
NOTARY PUBLIC

TONI FIEDLER
Notary Public At Large
DAVIDSON COUNTY, TENN.

My Commission Expires:
October 25, 2003

My Commission Expires
October 25, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Toni Fiedler, a Notary Public in and for the County and State aforesaid, personally appeared DAVID E. CYPRESS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be trustee of the Frances C. Cypress Family Trust, a partner of Cypress & Guttman, the within named bargainor, a general partnership, and that he as trustee of such partner, being authorized so to do, executed the within named instrument for the purposes therein contained by signing the name of the partnership, by himself as trustee of said partner.

Sworn to and subscribed before me this 31ST day of August, 2000.

Toni Fiedler
Notary Public

My commission expires: October 25, 2003

TONI FIEDLER
Notary Public At Large
DAVIDSON COUNTY, TENN

My Commission Expires
October 25, 2003

"EXHIBIT A"

LEGAL DESCRIPTION

PARCEL 46.04:

Lying in the 2nd Civil District of Davidson County, TN described according to a survey by The Reasons Company R.L.S. #1665, dated August 30, 2000, and being a tract of land belonging to Mandell L. Cypress, et al as described in Deed Book 10063, Page 107 (Parcel 46.04) at the Register's Office of Davidson County, TN and being more particularly described as follows:

Beginning at a new iron rod at the Northwest corner of this tract and in the South R.O.W. of Murfreesboro Pike; thence with said R.O.W. South 50 degrees 28 minutes 00 second East 185.30 feet to a new p.k. nail set in said R.O.W.; thence leaving said R.O.W. and on lines with Belz Investco, L.P. the following calls:

> South 39 degrees 32 minutes 00 second West 160.22 feet to a new iron rod,
> North 47 degrees 59 minutes 00 second West 185.44 feet to a new p.k. nail,
> North 39 degrees 32 minutes 00 second East 152.17 feet to the point of beginning and containing 0.664 Acre.

Being the same property conveyed to Jerome B. Guttman, Mandell L. Cypress and Frances C. Cypress by deed from Murfreesboro Road Office Park, LTD., of record in Book 7418, Page 988, Register's Office for Davidson County, Tennessee.

PARCEL 47:

Lying in the 2nd Civil District of Davidson County, TN described according to a survey by The Reasons Company R.L.S. #1665, dated August 30, 2000, and being a tract of land belonging to Mandell L. Cypress, et al as described in Deed Book 7418, Page 983 (Parcel 47) at the Register's Office of Davidson County, TN and being more particularly described as follows:

Beginning a new p.k. nail set at the Southeast corner of Berry and at the Northeast corner of the herein described tract; thence with the West line of Belz Investco, L.P. South 39 degrees 19 minutes 00 second West passing over a new iron rod on the bank of Mill Creek 320.60 feet to a point in the centerline of Mill Creek; thence with solid centerline the following calls:

> North 30 degrees 23 minutes 00 second West 47.50 feet,

North 20 degrees 12 minutes 00 second West 50.00 feet,
North 02 degrees 07 minutes 00 second East 50.00 feet,
North 13 degrees 57 minutes 00 second East 50.00 feet,
North 21 degrees 02 minutes 00 second East 50.00 feet,
North 22 degrees 27 minutes 00 second East 153,61 feet to a point in the centerline of Mill Creek at the Southwest corner of Berry; thence with the South line of Berry South 50 degrees 28 minutes 00 second East 199.55 feet to the point of beginning and containing 1.03 Acres.

Being the same property conveyed to Jerome B. Guttman, Mandell L. Cypress and Frances C. Cypress by deed from Murfreesboro Road Office Park, LTD., of record in Book 7418, Page 988, Register's Office for Davidson County, Tennessee.

PARCEL 59:

Lying in the 2nd Civil District of Davidson County, TN described according to a survey by The Reasons Company R.L.S. #1665, dated August 30, 2000,and being a tract of land belonging to Mandell L. Cypress, et al as described in Deed Book 7418, Page 983 (Parcel 59) at the Registers Office of Davidson County, TN and being more particularly described as follows:

Beginning at a new iron rod at the Southwest corner of the herein described tract in the North R.O.W. of Murfreesboro Pike; thence leaving said R.O.W. North 43 degrees 13 minutes 32 seconds East 189.33 feet to a new p.k. nail; thence South 50 degrees 52 minutes 08 seconds East 91.06 feet to an old metal spike in the West R.O.W. of Philfre Court; thence with said R.O.W. South 40 degrees 25 minutes 57 seconds West 165.51 feet to an old concrete monument; thence with a curve to the right with radius = 25.00 feet, length = 39.05 feet and tangent = 24.78 feet to an old concrete monument in the North R.O.W. of Murfreesboro Pike; thence with said R.O.W. North 50 degrees 04 minutes 31 seconds West 75.49 feet to the point of beginning and containing 0.413 Acre.

Being the same property conveyed to Jerome B. Guttman, Mandell L. Cypress and Frances C. Cypress by deed from Murfreesboro Road Office Park, LTD., of record in Book 7418, Page 988, Register's Office for Davidson County, Tennessee.

PARCEL 61:

Lying in the 2nd Civil District of Davidson County, TN described according to a survey by The Reasons Company R.L.S. #1665, dated August 30, 2000, and being a tract of land belonging to Mandell L. Cypress, et al as described in Deed Book 7418, Page 983

(Parcel 61) at the Register's Office of Davidson County, TN and being more particularly described as follows:

Beginning at a new iron rod in the West R.O.W. of Philfre Court at the Southwest corner of Stewart; thence with said R.O.W. along a curve to the left with radius = 703.40 feet, length = 275.21 feet and chord = South 50 degrees 57 minutes 01 seconds West 273.48 feet to an old metal spike in said R.O.W.; thence leaving said R.O.W. North 50 degrees 52 minutes 08 seconds West 274.12 feet to an old concrete monument in the East R.O.W. of Mill Creek Road; thence with said R.O.W. North 42 degrees 40 minutes 50 seconds East 300.00 feet to a new iron rod in said R.O.W. at the Southwest corner of Brewer; thence with the South line of Brewer South 50 degrees 35 minutes 29 seconds East 272.50 feet to a new iron rod at the Northwest corner of Stewart; thence with Stewart South 12 degrees 57 minutes 45 seconds East 49.50 feet to the point of beginning and containing 1.958 Acre.

Being the same property conveyed to Jerome B. Guttman, Mandell L. Cypress and Frances C. Cypress by deed from Murfreesboro Road Office Park, LTD., of record in Book 7418, Page 988, Register's Office for Davidson County, Tennessee.