Prepared by:
Julie Horvath
MRG
6500 International Parkway
Plano, Texas 75093

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR
VALUE , WHICHEVER IS GREATER,
FOR THIS TRANSFER IS $300,000.00

Affiant
TODD M. WATSON
SR. VICE-PRESIDENT
SECRETARY/TREASURER

Subscribed and sworn to before me, this
10th day of March, 2002.

Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHEREE D. SOTOLONGO
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
9-3-2002

Davidson County DEEDWARR
Recvd: 04/09/02 15:38 3pgs
Fees:18.00 Taxes:1110.00
20020409-0043744

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the _____ day of _____, 2002, by **S & A PROPERTIES CORP.,** a Delaware corporation, whose address is 6500 International Parkway, Plano, Texas 75093, as GRANTOR, to **Byung Rock Woo**, an individual, whose address is 5242 Edmonson Pike, Apt. 922, Nashville, Tennessee 37211-5834, as GRANTEE.

Witness that Grantor, for good and valuable consideration, receipt of which is acknowledged, grant, bargains and sells to Grantee all the real property located at 1183 Murfreesboro Road, Nashville, Tennessee and more particularly described on **"Exhibit A"** attached hereto and made apart hereof for all purposes, together with all Improvements thereon and the appurtenances thereunto belonging.

Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

GRANTOR:

S & A PROPERTIES CORP.,
a Delaware corporation

By: _____
Name: Todd M. Watson
Title: Senior Vice President

Witness

Witness

STATE OF TEXAS)
COUNTY OF COLLIN)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Todd M. Watson**, whose name as **SENIOR VICE PRESIDENT** of **S & A PROPERTIES CORP.**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this the 20th day of March, 2002.

Cheree D. Sotolongo
Notary Public

CHEREE D. SOTOLONGO NOTARY PUBLIC STATE OF TEXAS EXPIRES 9-3-2002

My commission expires: 9-3-02

Address New Owner(s) as follow: (NAME)	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Byung Rock Woo	New Owner	
5242 Edmonson Pike, Apt. 922	5242 Edmonson Pike, Apt. 922	120-01-144
Nashville, Tennessee 37217	Nashville, Tennessee 37217	

This is improved property , know as 1183 Murfreesboro Road, Nashville, Tennessee 37217

Exhibit "A" to the Special Warranty Deed

Legal Description

Being Lot No. 1 on the Plan of Glengarry Park Commercial Development, Section III, as of record in Book 4300, page 9, as revised in Book 4300, page 51, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin corner common with Sixth NCS Realty Company in the south right-of-way line of Murfreesboro Pike, said point being 210 feet West of the centerline of Glengarry Drive; Thence, with Sixth NCS Realty Company, South 41 deg. 11 min. 00 sec. West 200.00 feet to an iron pin corner common with Consolidated Capital Properties III; Thence with Consolidated capital properties III, South 41 deg. 14 min. 00 sec. West 43.90 feet to an iron pin corner; Thence, North 48 deg. 56 min. 00 sec. West 149.97 feet to an iron pin corner common with Third National Bank, Trustee North 41 deg. 11 min. 00 sec. East 226.20 feet to an iron pin in the south right-of-way line of Murfreesboro pike; Thence, with the south right-of-way line Murfreesboro Pike the follwing bearings and distances; Thence, South 45 deg. 49 min. 00 sec. East 24.80 feet to an iron pin; Thence, North 86 deg. 11 min. 00 sec. East 25.46 feet to an iron pin; Thence, South 48 deg. 49 min. 00 sec. East 107.20 feet to the point of beginning.

Being the same property conveyed to S & A Properties Corp. by Special Warranty Deed dated July 25, 1989 and filed for record on July 27, 1989 in Book 7898, page 338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4300, page 9, Register's Office for Davidson County, Tennessee.

This conveyeance is subject to Agreements of record in Book 5138, page 160, Book 4991, pages 963 and 960; and Book 4991, page 943, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.