THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19325**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 13th day of AUGUST, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: KWANG YI 605 COPPERFIELD COURT BRENTWOOD TN 37027	**Send Tax Bills To:** **NEW OWNER**	**Tax Information:** MAP 119-8 PAR 52 FB 6DA32301

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HORACE JACKSON BROWN, JR., AND SALLYE CROWELL BROWN SCHUMACHER, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF SARAH FRANCES CROWELL BROWN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KWANG YI AND WIFE, SANG K. YI AND HO WON YI, UNMARRIED AND HO KYUN YI, UNMARRIED("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1004 EAST THOMPSON LANE, NASHVILLE, TENNESSEE 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of AUGUST, 2002.

HORACE JACKSON BROWN, JR.

SALLYE CROWELL BROWN SCHUMACHER
BY: HORACE JACKSON BROWN, JR.
ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH, as Instrument # 20020815-0098843

Davidson County DEEDWARR
Recvd: 08/15/02 10:24 3pgs
Fees:18.00 Taxes:888.00

20020815-0098844

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, HORACE JACKSON BROWN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of AUGUST, 2002.

My Commission Expires: _____ Notary Public

GEORGE E. MUDT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HORACE JACKSON BROWN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said SALLYE CROWELL BROWN SCHUMACHER and is authorized by the said SALLYE CROWELL BROWN SCHUMACHER to execute this instrument on her behalf.

Witness my hand, at Office, this 13th day of August, 2002.

My Commission Expires: _____ Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being park of Tract No. 3 on the plan of Brookside Heights, not of record, also known as part of A Tract marked "Reserved for future commercial: on the PLan of Battlewood, Section 1 as of record in Book 1835, page 31, Register's Office for said County, described as follows:

BEGINNING on the Easterly margin of Thompson Lane at the Northwest corner of the property conveyed to Love and Amos Coal Company by deed from D. T. Randolph and wife, Johnnie B. Randolph, of record in Book 8341, page 413, said Register's Office; thence with said Coal Company's northerly line, ease 257 feet, more or less, to the westerly line of Lot No. 22 on said plan of Battlewood; thence north 2 degrees 46 min. 15 sec. east 104.1 feet to the southeast corner of the property conveyed to Charles J. Sanders and Company by deed from D. T. Randolph and wife, Johnnie R. Randolph, of record in Book 2244, page 16, said Register's Office; thence with Sander's southerly line, westwardly 256.5 feet, more or less, to the easterly margin of Thompson Lane, thence with the same, southwardly 102.42 feet, more or less to the beginning.

Being the same property conveyed to Horace J. Brown and wife, Sarah C. Brown by deed from D.T. Randolph and wife, Johnnye B. Randolph of record in Book 2400, page 327, said Register's Office. Horace J. Brown has since died. Sarah C. Brown has subsequently died and devised said property to Horace Jackson Brown, Jr. and Sallye Crowell Brown Schumacher by Will of record in Will Book 2782, page 510879, Probate Cour for Davidson County, Tennessee.

This conveyance is made subject to; (1) 2002 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 31, said Register's Office

EXHIBIT "A"