Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: SV 3567887

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Youngsup Seo	New Owner At Same Address	Map: 147-11
c/o Kiup Seo 2014-B Overhill Drive		Parcel: 141
Nashville, TN 37215		6DU-83516

For and in Consideration of the sum of $ 790,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Deco Concept, Inc., a Tennessee Corporation

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Youngsup Seo (a/k/a Peter Chang Seo)

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 2** on the plan of **Resubdivision of Lot 1 of Thompson Station**, a Commercial P.U.D., as of record at **Plat Book 7900, page 659**, as amended at Book 9302, page 175, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number 20010329-0030514, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

1. 2002 property taxes in the amount of $8,839.40 are due and payable as of 10-01-02. 2001 property taxes, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 147-11141; Field Book Number 6DU-83516; at the street address of 4533 Nolensville Pike, Nashville, TN 37211.

2. Setback lines, easements, notes, and/or other limitations as shown on said Plan at Plat Book 7900, page 659 as amended at Book 9302, page 175, said Register's Office.

3. Restrictive Covenants of record at Book 8887, page 56 and Book 9302, page 176, said Register's Office.

4. Easements and/or Agreements as follows: Book 4035, page 367 and Book 4044, page 917 for highway purposes; Book 5584, page 120 for right to run and use sewer pipe; Book 8886, page 977 Boundary Line and Driveway Easement Agreement; Book 8886, page 984 Storm Water Detention Agreement; Book 8037, page 341 Sewer Easement; Book 9007, page 106 BellSouth for services to property; Book 9302, page 257 Storm Water Detention Agreement; Book 9302, page 263 Utility Easement; and Book 9302, page 268 Ingress/Egress Easement, all of record in said Register's Office.

Davidson County DEEDWARR
Recvd: 11/25/02 09:42 2pgs
Fees:13.00 Taxes:2923.00
20021125-0145811

This is **IMproved** property known as: 4533 Nolensville Pike, Nashville, TN 37211
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 our hands on this 24th day of OCTOBER, 20 02

Deco Concept, Inc.

BY: VP
Mohamed (Jimmy) Saba, Vice-President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 790,000.00

Youngsup Seo — Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON November 21, 2002

My Commission Expires: 10-25-2003

Notary Public : Marbut Glenn Gaston, Jr.

STATE OF TENNESSEE:
COUNTY OF _____ :

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

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mohamed (Jimmy) Saba,

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be the Vice-President of Deco Concept, Inc., the within named bargainor, a Tennessee corporation, and that he, as such Vice President being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said Mohamed (Jimmy) Saba, by him self as such Vice-President. WITNESS my hand and official seal at office on October 24, 2002

My Commission Expires: 10-25-2003

Notary Public : Marbut Glenn Gaston, Jr.