SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/03 08:04 2pgs
Fees:13.00 Taxes:1480.00

20030520-0068321

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jae H. Cho		Map 106
(NAME)	(NAME)	Parcel 143
5836 Deer Estates Dr.	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LINEBERRY PROPERTIES, INC. AND DAVID S. DAMESWORTH**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KI SEO AND JAE H. CHO** , HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Plan of First Revision, A Resubdivision of Spartan Industries Shopping Center, as shown of record in Plat Book 5200, Page 152, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lineberry Properties, Inc., a Tennessee corporation, a one-half (1/2) undivided interest by Deed from David S. Damesworth, filed for record as Instrument # 20020718-0086646, and from S & A Properties Corp. by deed to David S. Damesworth filed for record as Instrument No. 20020718-0086643, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 5200, Page 152, Register's Office of Davidson County, Tennessee.

Subject to Deed of Conveyance to Metropolitan Government as shown of record in Book 5506, Page 571 , Register's Office of Davidson County, Tennessee.

Subject to 20 Foot Drainage and Utilities Easement as shown of record in Book 3185, Page 628, Book 3185, Page 632, and Book 4444, Page, 345 Register's Office of Davidson County, Tennessee.

Subject to Reciprocal Parking Easement as shown of record in Book 5344, Page 996, and Book 5417, Page 443 Register's Office of Davidson County, Tennessee.

Subject to Deed of Trust executed by David S. Damesworth to, Wilson Bank & Trust, and filed Instrument #20020718-0086644, Register's Office of Davidson County, Tennessee, to secure a note in the amount of $249,500.00 payable as therein specified.

unimproved ☐
This is improved ☒ property, known as 975 Murfreesboro Pike, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever 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 this 15th day of May, 2003.

Lineberry Properties, Inc.

By: _____
D. Mark Lineberry, Vice President

_____
David S. Damesworth

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, David S. Damesworth, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 15th day of May, 2003.

Commission expires: April 18, 2006

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

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Delaina D. Davis Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared D. Mark Lineberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President of Lineberry Properties, Inc., the within named bargainor, a corporation, and that such Vice President as such Lineberry Properties, Inc., executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President.

Witness my hand and official seal at Mt. Juliet, Tennessee this 15th day of May, 2003.

Commission expires: April 18, 2006

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Delaina D. Davis Notary Public

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN