This instrument was prepared by Carmack C. Shell of Marks, Shell & Maness, 233-A Dunbar Cave Road, Clarksville, TN 37043

JAI KUN KANG, ET UX

TO: CASH WARRANTY DEED

CARLOS HERNANDEZ, ET AL

Davidson County DEEDWARR
Recvd: 09/15/03 12:39 3pgs
Fees:18.00 Taxes:1110.00
20030915-0135198

FOR A VALUABLE CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, JAI KUN KANG and wife, KEE SEON KANG, as GRANTORS, have bargained and sold and do hereby transfer and convey unto the GRANTEES, CARLOS HERNANDEZ, LOURDES MARIA BARAJAS and SALVADOR RAMIREZ, as equal tenants in common, their heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, and being designated as Map and Parcel Number 93-10-434.00, on the maps of the Assessor of Property of Davidson County, Tennessee, to-wit:

TRACT ONE: Being the northerly 20 feet of the easterly part of Lot No. 47 on the University Plan of Lots called College Campus Plan, not of record and described as follows: Beginning on the present easterly line of Fourth Avenue, South, formerly Cherry Street, 131 feet northerly from the northerly margin of Peabody Street, being the present corner of Lots Nos. 47 and 48 and being the southwest corner of the Early or Ewing lots thence with the southerly margin of said lot easterly 143.56 feet, more or less, to the westerly margin of Hume or Thomas Street; thence with the westerly margin of said street, southerly 20 feet to Mrs. Bettie C. NoWell's northeast corner; thence with her northerly line westerly 143.56 feet more or less to the easterly margin of 4th Avenue South; thence with the easterly margin of said Avenue northerly 20 feet to the beginning.

The southerly line of said lot conveyed herein extends through the center of the brick partition wall separating the said vacant lot from the house next adjoining to the south, and this deed conveys to the Grantees one-half of said partition wall.

This is the same property which was conveyed to Jai Kun Kang and wife, Kee Seon Kang by deed from Terry B. Martin, Successor Trustee of record in Book 7190, Page 294, of the Register's Office for Davidson County, Tennessee.

SEE EXHIBIT A FOR ADDITIONAL TRACT OF REAL ESTATE

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the GRANTEES, CARLOS HERNANDEZ, LOURDES MARIA BARAJAS and SALVADOR RAMIREZ, as equal tenants in common, their heirs and assigns forever.

THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, that they have a good and lawful right to convey the same, that it is unencumbered, and they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of the deed.

IN WITNESS WHEREOF, the GRANTORS have hereunto signed their names on this the 8 day of September, 2003.

Jai Kun Kang
JAI KUN KANG

Kee Seon Kang
KEE SEON KANG

GRANTORS

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAI KUN KANG and wife, KEE SEON KANG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 8th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 5-10-04

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Pursuant to Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being the GRANTEE, the GRANTEE'S AGENT or a TRUSTEE acting for the GRANTEE, after being duly sworn, makes OATH that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $300,000.00.

AFFIANT

Sworn and subscribed to before me on this the 8th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 5-10-04

NAME & ADDRESS OF PROPERTY OWNER:
Lourdes Maria Barajas
9244 Charlton Place
Douglasville, GA 30135

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:
Same

EXHIBIT A TO
CASH WARRANTY DEED FROM JAI KUN KANG, ET UX
TO CARLOS HERNANDEZ, ET AL

TRACT TWO: Land in Davidson County, Tennessee, described according to a survey by Jesse E. Walker, Tennessee registered Land Surveyor No. 1486, dated April 19, 1987, and more particularly described as follows:

Beginning at an iron pin in the westerly margin of Almond Street, said iron pin being 181.00 feet +- south of the intersection of the westerly margin of Almond Street and the southerly margin of Franklin Street, thence with the westerly margin of Almond Street S 26° 58' 49" E 95.00 feet to a point; thence leaving the westerly margin of Almond Street S 62° 55' 34" W 143.97 feet to a point in the easterly margin of 4th Avenue South; thence with the easterly margin of 4th Avenue South N 26° 58' 49" W 95.00 feet to a point; thence leaving the easterly margin of 4th Avenue South N 62° 55' 34" E 143.97 feet to an iron pin, the point of beginning.

EXCLUDED from this conveyance is any portion of the above property as may lie within any public right-of-way.

This being the same property which was conveyed to Jai Kun Kang and wife, Kee Seon Kang by correction deed of record in Book 7328, Page 86, of the Register's Office for Montgomery County, Tennessee.