Davidson County DEEDWARR
Recvd: 04/20/04 15:30 3pgs
Fees:18.00 Taxes:1054.50
20040420-0044825

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Mike Chung 1530 MACAW CT Brentwood TN 37027	SAME	Map: 162-9 Parcel: 103

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAMES B. WEIMAR and wife, ANITA D. WEIMAR, (the "Grantors") have bargained and sold, and by these presents does transfer and convey unto MIKE CHUNG, a married man, (the "Grantee") his successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described as follows:

> Land lying in the 1st Civil District of Davidson County, Tennessee, and being a portion of the AAA Realty Company Property as of record in Book 5325, Page 860, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Beginning at a point on the northern boundary of Old Hickory Boulevard at an iron pin in the southwest corner of the property described in the boundary survey prepared by A & A Engineers, Inc., Job No. 5215-93, dated December 10, 1993; thence North 02 deg. 44 min. 10 sec. East, a distance of 245.00 feet to a point; thence South 87 deg. 12 min. 13 sec. East, a distance of 260.65 feet to a point on the westerly margin of Eulala Drive; thence with said margin of Eulala Drive, South 06 deg. 52 min. 55 sec. West, a distance of 182.60 feet to a point; thence with a curve to the right having a radius of 30.00 feet, a delta of 85 deg. 54 min. 52 sec., a chord bearing of South 49 deg. 50 min. 21 sec. West, an arc distance of 44.98 feet to a point; thence continuing South 02 deg. 47 min. 47 sec. West, a distance of 35.00 feet to a point on the northerly margin of Old Hickory Boulevard; thence with said margin of Old Hickory Boulevard, North 87 deg. 12 min. 13 sec. West, a distance of 217.46 feet to the point of beginning containing 1.39 acres, more or less.
>
> Being the same property conveyed to James B. Weimar and wife, Anita D. Weimar, by Deed of record in Book 9492, Page 72, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his successors and assigns, forever. And Grantors do covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "A", attached hereto and incorporated herein by reference. And Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the Grantee, his successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

Whenever 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 20th day of April, 2004.

James B. Weimar
JAMES B. WEIMAR

Anita D Weimar
ANITA D. WEIMAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James B. Weimar, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2004.

MARK E. MORRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 9-5-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Anita D. Weimar, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2004.

PEGGY F. AXFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Peggy F. Axford
NOTARY PUBLIC

My Commission Expires: 5/30/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $285,000.00.

Affiant

Subscribed and sworn before me this 20th day of April, 2004.

MARK E. MORRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 9-5-2005

EXHIBIT "A"
EXCEPTIONS

1. Taxes for the year 2004, a lien which is not yet due and payable.

2. Drainage Facility Easement as established in Warranty Deed as of record in Book 7828, Page 471, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement with the Metropolitan Government of Nashville and Davidson County of record in Book 9877, Page 201, said Register's Office.