WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/04 15:52 4pgs
Fees:23.00 Taxes:1665.00

20040503-0050228

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00

Steve R. Smith, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 29th DAY OF APRIL, 2004

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 30, 2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Kyung M. Pang **Yoon Je Lee** **1413 Marrimans Court** **Franklin, Tennessee 37067**	**Same**	**103-1/29**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I, **STEVE R. SMITH**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYUNG M. PANG** and **YOON JE LEE**, HEREINAFTER CALLED THE GRANTEES, GRANTEES' HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL 1:

Property known as: **6207 Charlotte Pike, Nashville, Tennessee 37209**

BEING a parcel of land in the 1st Civil District of Davidson County, Tennessee, lying on the southeast side of Charlotte Pike and southwest of Marcia (Cowden) Avenue, more particularly described as follows:

BEGINNING at an iron pin in the southeasterly margin of Charlotte Pike located 100 feet more or less southwesterly from the margin of Marcia Avenue, thence, 830 degrees 38 feet 08 inches East, 130.33 feet to an iron pin, thence, with an old fence South 51 degrees, 33 feet 55 inches West, 99.42 feet to an iron pin, thence, North 28 degrees, 23 feet, 50 inches West, 118.90 feet to an iron pin in the southeasterly margin of Charlotte Pike, thence, with Charlotte Pike North 44 degrees 47 feet 13 inches East, 99.21 feet to the point of beginning. Containing 0.28 acres more or less.

BEING the northerly portion of Lot Nos. 3 and 4, John B. Cowden Subdivision No. 2 and being the same property conveyed to Joy R. Karr, by deed of record in Book 5203, page 414, Register's Office Davidson County, Tennessee.

Initials: _____

Right-of-way was acquired by deed in 1934 for widening of Charlotte Pike. However, since deed was not recorded and possession has not been taken by the State of Tennessee, it has been disregarded.

BEING the same property conveyed to Steve R Smith and wife Shirley Ann Smith by Deed from Joy R. Carr, Trustee of record in Book 9122, page 817, Register's Office for Davidson County, Tennessee.

PARCEL 2:

Property known as: **6209 Charlotte Pike, Nashville, Tennessee 37209**

A lot or parcel of land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being Lot No. 5 on the Map of John B. Cowden's Second Subdivision of the 49-acre tract, not of record, as described according o a survey made by Pete Mayer, Surveyor, February 18, 1946, as follows:

BEGINNING a point on the southerly margin of the Charlotte Pike 50 fee northeasterly from the northeast corner of the tract of land conveyed to Clarence Lee Fields and wife, by deed from J.T. Hoover and wife, of record in Book 919, page 676, Register's Office for said County; thence with the southerly margin of said Charlotte Pike, North 42 degrees east, 50 feet to a point, the northwest corner of Lot No. 4 on said Plan; thence with the line between said Lot Nos. 4 and 5, southeasterly 238.4 feet to a point on the northerly margin of an alley, thence, with the northerly margin of said alley, southwesterly 50 feet to a point, the southeast corner of Lot No. 6 on said plan; thence with the line between said Lot Nos. 5 and 6, northwesterly 228 feet to the beginning.

BEING the same property conveyed to Steve R. Smith and wife, Shirley Ann Smith, by deed from West Side Assembly of God Church, by Trustees Gene Jackson, James Thomas Lofton, and Joe Dee. Kelley, of record in Book 7471, page 468, Register's Office for Davidson County, Tennessee.

(the "Property").

This is **X** improved ☐ unimproved property, known as **6207-6209 Charlotte Pike, Nashville, Tennessee.**

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 singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 29th day of April, 2004.

Steve R Smith

Steve R. Smith

STATE OF TENNESSEE)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME; Anna K. Maggard, the undersigned, a Notary Public in and for said County and State, the within named, **STEVE R. SMITH**, the bargainor,

Initials:

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 29th day of April, 2004.

Notary Public

My Commission Expires: My Commission Expires MAY 30, 2004

RETURN TO:
Ernest B. Williams IV, Esquire
Williams & Prochaska, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219-2008

Initials: _____

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EXHIBIT B

EXCEPTIONS

(a) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage at Book 5579, Page 996 RODDC.

(b) Such state of facts, as an accurate survey and inspection of the premises would disclose.

(c) Any lien or right to a lien for services, labor or materials hereafter furnished, or imposed by law and not shown by public records.

(d) Zoning regulations in Davidson County, Nashville, Tennessee.

(e) Any defect which might not be disclosed by examination of the records in the office of the Circuit Court Clerk, Probate Clerk, or the office of the Clerk and Master for Davidson County or Cheatham County, Tennessee.

(f) Exceptions as set forth in that policy of title insurance relating to file number NA014547NA issued in by LandAmerica/Lawyers Title, Nashville, TN.