PICK-UP

Davidson County DEEDQC
Recvd: 05/20/04 15:37 4pgs
Fees:22.00 Taxes:0.00
20040520-0059673

This instrument prepared by:
J. Frank Rudy, Jr.
Colbert & Winstead, PC
1812 Broadway
Nashville, Tennessee 37203

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Min D. Chung<br>1530 Macaw Ct.<br>Brentwood, TN 37027 | SAME | Map: 162-9<br>Parcel: 103 |

WHEREAS, a Special Warranty Deed dated April 20, 2004, conveying the within described property to Mike Chung was executed and is of record as Instrument No. 20040420-0044825, in the Register's Office of Davidson County, State of Tennessee;

WHEREAS, the above referenced Special Warranty Deed inadequately identified the Grantee of the property as "Mike Chung" when such Grantee should have been identified as "Min D. Chung";

AND, WHEREAS, Mike Chung and Min D. Chung are one and the same person.

NOW, THEREFORE, 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, Mike Chung, ("Grantor"), a married man, has bargained and sold, and by these presents does transfer and convey unto Min D. Chung, a married man, ("Grantee") his successors and assigns, all of his 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 also the same property conveyed to Mike Chung by Deed of record in Instrument No. 20040420-0044825, 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. Grantor covenants with the Grantee that he is 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.

WITNESS my hand this 19th day of May, 2004.

**MIKE CHUNG a/k/a MIN D. CHUNG**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public, MIKE CHUNG a/k/a Min D. Chung 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 19th day of May, 2004

JAMES A. EVANS III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

NOTARY PUBLIC

My Commission Expires: Nov. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 19th day of May, 2004

NOTARY PUBLIC

My Commission Expires: Nov. 24, 2007

JAMES A. EVANS III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

**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.

4. Tennessee Deed of Trust, Assignment of Leases and Rents and Security Agreement of record in the Davidson County Register's Office, Instrument Number 20040420-0044826.

5. Collateral Assignment of Rents and Leases of record in the Davidson County Register's Office, Instrument Number 20040420-0044827.

6. UCC Financing Statement of record in the Davidson County Register's Office, Instrument 20040420-0044827.