#26313

**Box 36**

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| ***THIS INSTRUMENT PREPARED BY:***<br>***Douglas A. Brace, Reg. #3485***<br>***ORTALE, KELLEY, HERBERT & CRAWFORD***<br>*200 Fourth Avenue North, Third Floor*<br>*P.O. Box 198985*<br>*Nashville, TN 37219-8985*<br>*(615) 256-9999* | *STATE OF TENNESSEE ]*<br>*COUNTY OF DAVIDSON ]*<br><br>*The actual consideration or value, whichever is greater, for this transfer is $105,000.00.*<br><br>*Affiant*<br><br>*Notary Public*<br><br>*My Commission expires:* |

NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires September 24, 2005 STATE OF TENNESSEE

**Name and Address of New Owner**:

**Sook Kim, D.D.S.**
**500 Lentz Drive, Unit No. 60**
**Madison, TN 37115**

Davidson County DEEDWARR
Recvd: 08/23/04 14:02 2pgs
Fees:13.00 Taxes:388.50

20040823-0101627

**Send Tax Bills To:** **New Owner**

| **Street Address of Subject Property:** | **Map and Parcel:** |
|---|---|
| **500 Lentz Drive, Unit No. 60**<br>**Madison, TN 37115** | **Map 051-6**<br>**P/O Parcel 050.00** |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **J. TUCKER MOORE, JR., an unmarried person,** hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents do transfer and convey unto **SOOK KIM, D.D.S.,** hereinafter called "**GRANTEE,**" his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a .0647 undivided interest in certain real estate described as follows: Land in the 11th Civil District of Davidson County, Tennessee, as follows: BEGINNING at the common rear corner of Lots 1 and 2 on the Plan of Oakland Acres Subdivision, Section 6, of record in Plat Book 2330, page 97, the same being located 290 feet westerly from the west margin of Briarville Road; thence south 4 degrees 58 minutes west following the west line of Lot No. 2 and part of Lot No. 3 of said Subdivision 150 feet to an iron pin; thence north 85 degrees 23 minutes west 298.76 feet to a point on the easterly margin of Lentz Drive, as proposed to be extended; thence with the east margin of the same north 3 degrees 13 minutes east 120.63 feet to the beginning of a curve to the left having a radius of 310.41 feet; thence northerly along said curve 29.37 feet to the southwest corner of the property conveyed to Drew R. Maddux, Trustee, by deed of record in Book 4471, page 114; thence with the south margin of same, south 84 degrees 56 minutes east 304.72 feet to the point of beginning.

Grantor conveys herewith Unit No. 60 of the upper level improvements thereto in fee simple to the Grantee herein, his successors and assigns.

Grantor covenants that the common area maintenance fee which includes utilities, taxes, insurance, etc., are current and up to date and Grantee agrees to assume the responsibility for payment of same from and after this date.

Grantor does further hereby assign to Grantee all of his rights and interest in and to a Joint Venture Agreement and Association and Restrictive Covenants of record in Book 5770, page 105, Register's Office for Davidson County, and an Escrow Agreement of record in Book 5770, page 116, said Register's Office; and this conveyance is made subject to same. Grantee agrees to abide by and accept the terms, conditions and restrictions contained in the foregoing Joint Venture Agreement and Association and Restrictive Covenants, and Escrow Agreement.

Being the same property conveyed to J. Tucker Moore, Jr. and wife, Colette A. Moore, by Warranty Deed from John Martin, D.D.S. and wife, Cathryn P. Martin, of record in Book 7826, page 887, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to J. Tucker Moore, Jr. by Quitclaim Deed from Colette A. Moore, of record in Book 9813, page 344, Register's Office for Davidson County, 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 Grantors do covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title 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 23rd day of August, 2004.

J. Tucker Moore, Jr.

**J. Tucker Moore, Jr.**

**STATE OF TENNESSEE** ]
**COUNTY OF DAVIDSON** ]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. Tucker Moore, Jr.**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon his oath, acknowledged that he executed the within instrument as his free act and deed.

**WITNESS** my hand and seal at Nashville, Tennessee, the day and year first above written.

**NOTARY PUBLIC**

My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

*F:\DAB\Moore - Warranty Deed.doc*