Davidson County DEEDWARR
Recvd: 11/02/04 15:13 4pgs
Fees:23.00 Taxes:1572.50
20041102-0131989

THIS INSTRUMENT PREPARED BY:
J. Frank Rudy, Jr., Esq.
Colbert & Winstead, P.C.
1812 Broadway
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Gang Huh and Bok Nam Huh 43255 Tisbury Court South Riding, Virginia 20152	Same	Map/Parcel Map 162-9 Parcel 103

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Min D. Chung and In Me Chung ("Grantors"), have this day bargained and sold, and do hereby transfer and convey unto Gang Huh and Bok Nam Huh, ("Grantees"), their successors and assign all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon (the "Premises"), 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. 44'10" East a distance of 245.00 feet to a point; thence South 87 deg. 12'13" 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. 52'55" 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. 54'52", a chord bearing of South 49 deg. 50'21" West, an arc distance of 44.98 feet to a point; thence continuing South 02 deg. 47'47" 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. 12'13" 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 Mike Chung, a married man by Special Warranty Deed from James B. Weimar and wife, Anita D. Weimar of record in Instrument No. 20040420-0044825, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Min D. Chung, a married man by Quitclaim Deed from Mike Chung a/k/a Min D. Chung, of record in Instrument No. 20040520-0059673, Register's Office for Davidson County, Tennessee.

This is improved property known as 14910 Old Hickory Boulevard, 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 successors and assigns, forever. Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have good right to convey it, subject to the following:

1. The lien for real property taxes for the year 2004, and any liens for special assessments which as of the date hereof, are due and payable, but not yet delinquent.

2. Drainage Facility Easement of record in Book 7828, page 471, said Register's Office.

3. Storm Water Detention Agreement of record in Book 9877, page 201, said Register's Office.

Subject to the foregoing, Grantors covenant with Grantees that Grantors will warrant and defend title to the Premises against the lawful claims of all persons claiming by, through, or under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, Grantors executed this instrument as of the 1st day of November, 2004.

GRANTORS:

Min D. Chung

In Me Chung

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, 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 1st day of November, 2004.

Patti Cook
Notary Public

My Commission Expires: 9/20/08

PATTI COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, In Me Chung, 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 1st day of November, 2004.

Patti Cook
Notary Public

My Commission Expires: 9/20/08

PATTI COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 1st day of November, 2004.

9/20/08
My Commission Expires

Patti Cook
Notary Public

