This Instrument Prepared By:
Lewis E. Bell, Jr., Esq.
GREENEBAUM DOLL & MCDONALD PLLC
700 Two American Center
3102 West End Avenue
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 06/15/05 11:54 3 pg
Fees:18.00 Taxes:3256.00
20050615-0068380

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Do Rick Chung 2312 Brick Church Pike Nashville, Tennessee 37207	Same Address	71-2-74.00

WARRANTY DEED AND BILL OF SALE

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Richard L. Taylor, unmarried, and Davis L. Taylor, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Do Rick Chung, as hereinafter the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in the 12th Civil District Davidson County, Tennessee, being part of Lots Nos. 13, 14, 15, and 16 on the Plan of E. C. Scruggs 2nd Avondale Addition, as of record in Book 161, Page 60, in the Register's Office Davidson County, Tennessee.
>
> Lots Nos. 13 and 14 being recorded in Deed Book 1345, page 246, Lot 15 in Deed Book 655, Page 52, and Lot No. 16 in Deed Book 3974, Page 605, in the Register's Office Davidson County, Tennessee.
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> Beginning at an iron pin in the westerly margin of Brick Church Pike and the southerly margin of Avondale Circle, thence with the west margin of Brick Church Pike run S 17° 11' E 152.5 feet to an iron pin; thence S 02° 52' W 58.55 feet to an iron pin; thence leaving said right of way line run S 72° 10' West 108.15 feet to an iron pin; thence N 17° 06' W 217.0 feet to an iron pin, said pin being located in the southerly margin of Avondale Circle; thence with said right of way line run N 76° 30' E 128.12 feet to the point of beginning.

Being the same property conveyed to Richard L. Taylor and Davis L. Taylor from Bryndon Rushing, conservator, estate of Mildred F. Griffin, Ward in Book 10084, page 718, Register's Office of Davidson County, Tennessee.

Included in the above description but expressly excluded therefrom is a portion of the land acquired by Metropolitan Government of Nashville/Davidson County by Consent Judgment and Final Decree of record in Book 10462, page 478, Register's Office of Davidson County, Tennessee.

This is improved property known as 2312 Brick Church Pike, Nashville, Tennessee 37207, together with all personal property located at or used in connection with the real property (hereinafter collectively, the "Property").

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever.

GRANTORS do further covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said Property in fee simple, have a good right to convey it, and the same is unencumbered, except for taxes for the year 2005, which have been prorated between the parties and are assumed by GRANTEE, matters shown on the plan of record in Plat Book 161, page 60; and easement of record in Book 10462, page 478, both in said Register's Office.

And GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said Property to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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.

Deborah Taylor, spouse of Davis L. Taylor, joins herein to convey any and all right, title and interest she may have in the Property by virtue of the marital relationship.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 14 day of June, 2005.

Richard L. Taylor

Davis L. Taylor

Deborah Taylor
by Davis L. Taylor under power
Attorney in Fact for
Deborah Taylor

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 Richard L. Taylor, Davis L. Taylor, and Deborah Taylor, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 14 day of June, 2005.

Notary Public

My Commission Expires:
3-16-09

LEWIS E. BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 16, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $880,000.00. This is equal to or greater than what the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 14 day of June, 2005.

Notary Public
My Commission Expires: 7/21/07

JENNIFER R. FREY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

NAS: 554622.1

Davis L. Taylor, Attorney in Fact for