THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 07/07/05 09:36 2 pgs
Fees:13.00 Taxes:658.60
20050707-0078013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Miyeon Baek 105 Ewing Drive Nashville, Tennessee 37207	New Owner	06008000300

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, David S. Kim and wife, Eunice Kim, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Miyeon Baek, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

A small tract of land in the 12th Civil District of Davidson County, Tennessee, beingdesignated as Tract No. 2 on an unrecorded survey made by James L. Murphy, Jr., generally designated as being the subdivisionof W. J. Hailey Property by Suburban Properties, Inc, and described as follows:

Beginning at an iron pin on the northerly margin of Ewing Lane, west of Dickerson Pike; thence, leaving said margin of Ewing Lane, North 07 deg. 59 min. 00 sec. East, 162.70 feet to a point in the creek; thence, with said creek, South 83 deg. 59 min. 00 sec. East, 58.79 feet to a point in the creek; thence South 02 deg. 25 min. 33 sec. West, 165,58 feet to an iron pin on the northerly margin of Ewing Lane; thence, with Ewing Lane, North 81 deg. 57 min. 00 sec. West, 74.79 feet to the point of beginning, containing 10,942.042 square feet, or o.251 acres, and described according to a survet dated May 27, 1999 by Volunteer Surveying, 2826-D Dogwood Place, Nashville, Tennessee 37204, File No.99072, Phillip E. Holmes, Jr., RLS # 1728.

Being the same property conveyed to David S. Kim and wife, Eunice Kim by deed from Albert H. Dyson, Jr. and wife, Ruth Widick Dyson, of record in Book 11573, page 577, Register's Office for said County.

This is improved property known as 1105 Ewing Drive, Nashville, Tennessee 37207.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS our hands this 30th day of June, 2005.

DAVID S. KIM

EUNICE KIM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David S. Kim and Eunice Kim, the within named bargainers, 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, Tennessee this 30th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-06.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $178,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2005.

Notary Public

My Commission Expires: 5-28-06.