Box 10-B	STATE OF TENNESSEE COUNTY OF ROBERTSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF ~~JUNE, 2005~~ August 2005. Notary Public MY COMMISSION EXPIRES: SEPTEMBER 22, 2007 (AFFIX SEAL)

JIMMY A. DUNCAN NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE SEARCH WAS PERFORMED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUN SUN LEE, ET AL	**SAME**	**MAP- 106 PARCEL 31**
(NAME) **989 MURFREESBORO ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDQC
Recvd: 08/29/05 10:42 2 pgs
Fees:17.00 Taxes:0.00

20050829-0103015

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, YOON JE LEE AND KYUNG M. PANG,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **JIMMY A. DUNCAN, TRUSTEE,** HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 6th Civil District of Davidson County, Tennessee described according to a copy of a survey thereof made by Turner Engineering Company, Inc. on June 12, and 26, 1958, as follows:

Beginning at a point in the Southwesterly margin of Murfreesboro Pike as now widened and located, said point being 65 feet Northwest from the back face of a bridge abutment, and likewise and being approximately 1365 Northwest from the Northerly margin of Thompson Lane, being the Southeast corner of this tract; thence leaving said Pike South 39 degrees 23' West 125 feet to a point; thence North 50 degrees 37' West 125 feet to a point; thence North 39 degrees 23' East 125 feet to the margin of said Murfreesboro Pike; thence with the same South 50 degrees 37' East 125 feet to the point of beginning.

Being the same property conveyed to Yoon Je Lee and Kyung M. Pang from Edward L. Smith and wife, Karen Smith by Deed of record in Instrument #20010810-0086248, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

AND NOW, I, the said **JIMMY A. DUNCAN**, Trustee, for the express purpose of carrying out the intent of this conveyance do hereby remise, release, and quitclaim all of my right, title and interest in the same property herein above described and set forth in Exhibit "A" unto **MUN SUN LEE A 25% INTEREST, MICHEAL BERNHARD A 10% INTEREST, SAM BERNHARD A 15% INTEREST AND KYUNG M. PANG A 50% INTEREST**

Unimproved ( )
This is improved(X) property known as **989 MURFREESBORO ROAD, NASHVILLE, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 15th day of July, 2005.

YOONJE LEE

STATE OF ~~NEW YORK~~ Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Yoon Je Lee** the bargainor(s), 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 office this 15th day of July 2005.

Witness my hand this 15th day of July, 2005.

KYUNG M. PANG

RORY K. DAVIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kyung M. Pang**, 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 office this 17th day of July 2005.

My Commission Expires: Oct 20, 2008.

Notary Public

RORY K. DAVIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand this 1st day of June, 2005.

JIMMY A. DUNCAN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jimmy A. Duncan**, the bargainor, 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 office this 1st day of June 2005.

My Commission Expires: September 22, 2007.

Notary Public

JUDY F. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.