WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$245,000.00**

Charlotte Collum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Davidson County DEEDWARR
Recvd: 09/08/05 08:42 2 pgs
Fees:13.00 Taxes:906.50
20050908-0107886

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte Collum	Charlotte Collum	128-0-101 and 128-0-109 and 128-0-116
(NAME)	(NAME)	
P. O. Box 58176	P. O. Box 58176	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Shin S. Im and Eun S. Im**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charlotte Collum,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 9:
Being Tract 9 on the survey made by Wayne S. Cooper, Sr., Surveyor, April 17, 1968, being of record in Book 5162, page 950, Register's Office for Davidson County, Tennessee.
Land in the 8th Civil District of said County, being part of a 112 ½ acre tract as shown on the Plan of Record in Plan Book 2, page 165, Chancery Court at Nashville and being shown as Tract 9 on a survey made by Wayne S. Cooper, Sr., Surveyor, April 17, 1968, as follows:
Beginning at a spike in the center of Sawyer Brown Road at the southeast corner of the property conveyed to James E. Green, et us, by deed from C. E. Francis, et ux, of record in Book 4404, page 83, Register's Office for said County, being the corner of Tracts 8 and 9; thence with the line between said two tracts north 74 deg. 56' west 799.18 feet to an iron pin in the easterly right-of-way of Interstate I-40; thence with said right-of-way south 17 deg 36' west 163.3 feet to the corner of Tracts 9 and 10; thence with the line between said two tracts south 74 deg. 59' east 821.19 feet to the center of Sawyer Brown Road; thence with the center of said Road north 9 deg 52' east 163 feet to the beginning.

Tract 9: Being the same property conveyed to Shin Soon Im and wife, Eun Sung Im by deed from William E. Wahl of record in Book 6220, page 363 Register's Office for Davidson County, Tennessee

Tract 10:
Being Tract 10 on the survey made by on the survey made by Wayne S. Cooper, Sr., Surveyor, April 17, 1968, being of record in Book 5162, page 950, Register's Office for Davidson County, Tennessee.
Land in the 8th Civil District of said County, described according to a survey dated April 17, 1968, as follows: Beginning at a spike in the center of Sawyer Brown Road at the corner of Tracts 9 and 10; thence with the center of said road south 9 deg 52' west 115.7 feet to a spike and continuing with said road south 1 deg. 36' west 47.3 feet to a spike the corner of Tracts 10 and 11; thence with the line between said tracts norts 86 deg. 24' west 871.5 feet to an iron pin in the easterly right-of-way of Interstate I-40; thence with the same north 17 deg. 36' east 334 feet to an iron pin the corner of Tracts 9 and 10; thence with the line between said tracts south 74 deg. 59' east 821.9 feet to the beginning.

Tract 10: Being the same property conveyed to Shin Soon Im and wife, Eun Sung Im by deed from William E. Wahl of record in Book 6220, page 360 Register's Office for Davidson County, Tennessee.

Tract 11:
A tract of land in the 8th Civil District of said County, being part of the 112 ½ acre tract as shown on the plan of record in Plan Book 2, page 165, Chancery Court at Nashville and being shown as Tract No. 11 on a survey made by Wayne B. Cooper, Sr., Surveyor, April 17, 1968, and described as follows:
Beginning at a spike in the center of Sawyer Brown Road at the northeast corner of the property conveyed to Guy Francis Dillard and wife by deed from G. S. Francis and wife of record in Book 3461, page 277, Register's Office for said County; thence with Dillard's northerly line north 86 deg west 944.40 feet to an iron pin in the easterly right-of-way line of Interstate I-40; thence with said right-of-way line north 17 deg east 214 feet to an iron pin at the corner of Tracts Nos. 10 and 11; thence with the line between said two tracts south 86 deg 24' east 871.25 feet to a spike in the center of Sawyer Brown Road; thence with the corner of said road south 1 deg 36' west 115 feet to a spike and continuing with the center of said road south 6 deg. 15 feet east 101.5 feet to the beginning, containing 4.28 acres, more or less

Tract 11: Being the same property conveyed to Shin Soon Im by deed from Robert A. Hill and wife, Jacqueline Hill of record in Book 5512, page 220 Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as Tract 9, 10, 11 Sawyers Brown Road, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land 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 22nd day of August, 2005.

Shin Soon Im
Shin S. Im by: Michael Im Attorney in Fact
By: Michael Im, Attorney in Fact

Eun Sung Im
Eun S. Im by Michael Im Attorney in Fact
By: Michael Im, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Im with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named Shin Soon Im and Eun Sung Im and being authorized to act on behalf of said persons, he executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of August, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007