Davidson County DEEDWARR
Recvd: 09/08/05 10:33 2 pgs
Fees:13.00 Taxes:3885.00
20050908-0108035

#303

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Mallory Station Group III	(NEW OWNER)	Map 181
100 Winners Circle, Ste 210		Parcel 246
Brentwood, TN 37027		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Hyun W. Shin and wife, Dea J. Shin,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Mallory Station Group III,** a Tennessee general partnership, (The "Grantee"), it's successors and/or assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the final plat of Shin Retail Development of record in Plat Instrument 20050720-0084332, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Hyun W. Shin and wife, Dae J. Shin by warranty deed from Paul E. Johnson, unmarried of record in Instrument No. 20040205-0014017, said Register's Office. The said Hyun W. Shin is one and the same as Hyun Wook Shin.

This conveyance is subject to the following:

1. **2005 Taxes, a lien not yet due and payable.**
2. **Easements of record in 11436, page 750, Instrument Nos. 20030808-0113202, 20030808-0113203, Book 5674, page 863, Book 11262, page 933, and in Book 11338, page 743, said Register's Office.**
3. **Grantors and Grantee shall be equally responsible for maintenance, improvements, enlargement, and/or altar of the detention pond on Grantors Lot 1 in compliance with metro zoning requirements.**
4. **All matters appearing of record in Plat Instrument No. 20050720-0084332, said Register's Office.**

This is unimproved property commonly known as **Nolensville Pike, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $1,050,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of September, 2005

Notary public:

My Commission Expires MAR. 31, 2007

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it successors and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **2nd** day of **September, 2005**.

Hyun W. Shin

Dea J. Shin

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hyun W. Shin and Dea J. Shin**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **2ND** day of **September, 2005.**

Notary Public

My Commission Expires MAR. 31, 2007

My Commission Expires:_____