This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 03/29/06 09:38 3 pgs
Fees:18.00 Taxes:1942.50

20060329-0035505

ADDRESS NEW OWNER:
Aaron P. Hetrick and wife,
Julia Petrova
1809 8th Avenue South
Nashville, TN 37203

SEND TAX BILL:
To Owner

MORTGAGEE:
U. S. Bank, N.A.
150 Fourth Avenue North
Nashville, TN 37219

MAP AND PARCEL:
MAP 105-10
GROUP
PARCEL 44.0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Young Ae Ha, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Aaron P. Hetrick and wife, Julia Petrova**, 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 1:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot 2 on the Plan of Waverly Land Company's Property, called "Wavely Place," as of record in Book 57, page 95, Register's office for said County.

Beginning on the westerly margin of Eight Avenue South, as widened, at a point 225 feet south of the southerly margin of Argyle, formerly Fairview Avenue, said point being the dividing line between Lots 2 and 3; thence with the westerly margin of said Avenue, southwardly 50 feet to the northeast corner of the property conveyed to Bass Wiles and wife, by deed from Martain Goodard Diamond and wife, as of record in Book 1238, page 230, said Register's Office; thence with the northerly line of said Wiles property, westwardly 171.15 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 50 feet to the corner of Lots 2 and 3; thence with the line between said two lots, eastwardly 166.14

feet, more or less, to the beginning.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Edgehill Estates, Section 56, as of record in Book 4596, page 33, Register's Office for said County.

Said Lot fronts 50 feet on the easterly side of the proposed right of way of 8th Avenue South and extends back 154.8 feet on the southerly line and 152.54 feet on the northerly line to a line on the rear on which it measures 50.0 feet.

BEING the same property conveyed to Chae Y. Ha and wife, Young Ae Ha, by deed of record in Book 11548, page 830, said Register's Office. The said Chae Y. Ha having since died, the property is vested in Young Ae Ha as the surviving tenant by the entirety as a matter of Law.

This is improved property known as 1809 8th Avenue South, Nashville, TN 37203.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Aaron P. Hetrick and wife, Julija Petrova, their heirs and assigns, forever; and I, Young Ae Ha, unmarried, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 28th day of March, 2006.

Young Ae Ha

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Young Ae Ha, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 01/26/2008

OMAR W. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $525,000.00.

AFFIANT

Subscribed and sworn to before me
this 28th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 01/26/2008

OMAR W. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY