THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 07/10/06 10:09 4 pgs
Fees:23.00 Taxes:3015.50
20060710-0082215

BOX# 14A
G# 19622-6

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Yong T. Chun 1137 Gallatin Road Nashville, TN 37210	"New Owners"	Map 072-06 Parcel 255

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, MORSE KOCHTITZKY, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto YONG T. CHUN, hereinafter called the "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod at the intersection of the southerly right-of-way line of McGavock Pike, and the easterly right-of-way line of Gallatin Pike;

Thence, leaving the easterly right-of-way line of Gallatin Pike, with the southerly right-of-way line of McGavock Pike, South 86 deg 00 min 00 sec East, 149.00 feet to an iron rod set at a corner common with the property of John D. Demton, as of record in Deed Book 10515, Page 453, at the Register's Office for Davidson County, Tennessee;

Thence, leaving the southerly right-of-way line of McGavock Pike, with the westerly property line of John D. Demton, South 17 deg 11 min 07 sec West, 219.44 feet to an existing axle;

Thence, with the southerly property line of John D. Demton, South 85 deg 20 min 28 sec East, 21.23 feet to an existing iron pipe, at a corner common with the property of Jeremy N. Perry, as of record in Instrument Number: 20020730-0091096, at the Register's Office for Davidson County, Tennessee;

Thence, with the westerly property line of Jeremy N. Perry, South 37 deg 38 min 23 sec West, 12.00 feet to an iron rod set at a corner common with the property of H.G. Hill Realty Company, as of record in Deed Book 967, Page 108, at the Register's Office for Davidson County, Tennessee;

Thence, with the northerly property line of H.G. Hill Realty Company, North 82 deg 05 min 26 sec West, 147.39 feet to an angle iron;

Thence, North 86 deg 31 min 45 sec West, 46.42 feet to an iron rod set in the easterly right-of-way line of Gallatin Pike;

Thence, with the easterly right-of-way line of Gallatin Pike, North 24 deg 27 min 33 sec East, 228.69 feet to the POINT OF BEGINNING. Containing 35,819 square feet or 0.822 acres more or less.

BEING the same property conveyed to Koch Properties, Limited, a partnership, the general partners being Morse Kochtitzky and Thomas F. Frist, by Deed from Paramount Homes, Inc., a corporation of the State of Tennessee, of record in Book 3535, page 147, Register's Office for Davidson County, Tennessee and further conveyed to Morse Kochtitzky by Quitclaim Deed from Koch Properties, Limited, of record in Book 8591, page 933, Register's Office for Davidson County, Tennessee.

The above description was prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, based upon an ALTA/ACSM Land Title Survey of Tax Map 72-06, Parcel 255, 3024 Gallatin Pike, dated May 9, 2006, bearing Job Number 06091 CW.

THIS is improved property, known as 3024 Gallatin Pike, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and the undersigned Grantor does covenant with the said Grantee that he is 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 on the attached Exhibit "A"; and the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 7th day of July, 2006.

Morse Kochtitzky

Morse Kochtitzky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morse Kochtitzky, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of July, 2006.



Notary Public
My Commission Expires: 3/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $815,000.00.

Affiant

Subscribed and sworn to before me this
7th day of July, 2006.



Notary Public
My commission expires: 3/22/09

WD.CHUN

Exhibit "A"
Permitted Exceptions

1. Taxes for the year 2006 and subsequent years, a lien not yet due and payable. Taxes for 2006 have been prorated between the parties and assumed by the Grantee.
2. Matters shown on the Plan of record in Book 332, Page 44, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 4275, page 369, Register's Office for Davidson County, Tennessee.
4. Matters shown on ALTA/ACSM Land Title Survey of Tax Map 72-06, Parcel 255, 3024 Gallatin Pike, dated May 9, 2006, prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, bearing Job Number 06091 CW.