(1)

THIS INSTRUMENT WAS PREPARED BY:
Foothills Title Services, Inc.
200 Prosperity Drive
Knoxville, TN 37923

FHTS# K2006100127

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jea Wook Sim	Jea Wook Sim	71-1-86
924 Glensprings Dr.	SAME	71-5-18
Knoxville, TN 37922		71-5-242
		71-5-243

Davidson County DEEDWARR
Recvd: 12/04/06 11:04 3 pgs
Fees:18.00 Taxes:2793.50
20061204-0149083

WARRANTY DEED

16th WBM

THIS INDENTURE, made this ~~15th~~ day of November, 2006 between WBM INVESTMENTS, LLC, a Tennessee Limited Liability Company with offices in Davidson County, Tennessee ("Grantor") and JEA WOOK SIM and wife ,HELEN SIM, residents of Knox County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor, has this day bargained and sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

See Attached Legal Exhibit A

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS SUBJECT to DAVIDSON County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining , hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE aforesaid real estate to the Grantees, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

WBM Investments, LLC

By: William B. Morgan, Chief Manager

STATE OF Tennessee
COUNTY OF Dickson

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, William B. Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Chief Manager of WBM Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he in such capacity, and on behalf of the said limited liability company, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand at office this the 16th **day of November, 2006.**

ANN M. STROUD STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

My Commission Expires: 10-20-08 **Notary Public**

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 755,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 15th day of November, 2006.

Notary Public

My commission expires: 1-2-08

STEFANIE MASHBURN NOTARY PUBLIC LAWRENCE COUNTY, TENN. BIG SPRING CREEK

Exhibit A

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lots 4 and 5 of the Fourth Addition, Section One, Trinity Hills, as of record in Plat Book 4300, page 91, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the northerly right-of-way line of West Trinity Lane, at a corner common with the property of Sharon Webb Maddux, as of record in Deed Book 9891, page 990, in the Register's Office of Davidson County, Tennessee, said iron rod being located at Northing: 683,200.11; Easting: 1,736,952.70 on the State Plane Coordinate System NAD-83 (1990); thence leaving the northerly right-of-way line of West Trinity Lane with the easterly property line of Sharon Webb Maddux North 15 deg. 41 min. 48 sec. East 395.56 feet to an axil; thence with the northerly property line of Sharon Webb Maddux North 49 deg. 31 min. 08 sec. West 44.79 feet to an iron rod set in the southerly property line of W. G. Quarles, Jr., as record in Deed Book 10191, page 793, in the Register's Office of Davidson County, Tennessee; thence with the southerly property line of W. G. Quarles, Jr. North 46 deg. 46 min. 32 sec. East 227.06 feet to an existing iron rod in the westerly right-of-way line of Monticello Drive; thence with the westerly right-of-way line of Monticello Drive South 23 deg. 38 min. 09 sec. East 58.54 feet to an existing iron rod, at a corner common with Lot 14 of said Fourth Addition, Section One, Trinity Hills Village, also being the property of MDHA, as of record in Deed Book 11473, page 41, in the Register's Office of Davidson County, Tennessee; thence leaving the northerly right-of-way line of Monticello Drive, with the northerly property line of said Lot 14 South 66 deg. 46 min. 12 sec. West 122.00 feet to an existing iron rod; thence with the westerly property line of said Lot 14 South 61 deg. 18 min. 03 sec. East 76.22 feet to an existing iron rod, at a corner common with Lot 13 of said Fourth Addition, Section One, Trinity Hills Village, also being the property of MDHA, as of record in Deed Book 11473, page 44, in the Register's Office of Davidson County, Tennessee; thence with the westerly property line of said Lot 13 South 14 deg. 01 min. 21 sec. East 98.93 feet to an iron rod set in the westerly terminus of Avondale Circle; thence with the westerly terminus of Avondale Circle, with a curve to the right, along an arc length of 6.92 feet, the central angle of which is 00 deg. 38 min. 04 sec., the radius of which is 625.00 feet, the chord of which is South 76 deg. 17 min. 40 sec. West, 6.92 feet to an iron rod set; thence South 13 deg. 23 min. 17 sec. East 98.75 feet to an iron rod set, at a corner common with Lot 6 of said Fourth Addition, Section One, Trinity Hills Village, also being the property of Moss Investments, as of record in Deed Book 5494, page 430, in the Register's Office of Davidson County, Tennessee; thence with the southerly property line of said Lot 6, South 76 deg. 06 min. 20 sec. East 78.00 feet to an existing iron rod, in the westerly right-of-way line of said Monticello Drive; thence with the westerly right-of-way line of Monticello Drive, with a curve to the right, along an arc length of 8.30 feet, the central angle of which is 01 deg. 50 min. 34 sec., the radius of which is 258.05 feet, the chord of which is South 14 deg. 49 min. 55 sec. West, 8.30 feet to an existing concrete monument; thence South 15 deg. 45 min. 12 sec. West 146.34 feet to an iron rod set, at a corner common with the property of Thomas E. Smith, Jr. as of record in Deed Book 7194, page 526, in the Register's Office of Davidson County, Tennessee; thence leaving the westerly right-of-way line of Monticello Drive, with the northerly property line of Thomas E. Smith, Jr., North 74 deg. 21 min. 48 sec. West, 100.00 feet to an iron rod set; thence with the westerly property line of Thomas E. Smith, Jr., South 15 deg. 41 min. 06 sec. West, 141.52 feet to an iron rod set in the northerly right-of-way line of said West Trinity Lane; thence with the northerly right-of-way of West Trinity Lane North 74 deg. 24 min. 19 sec. West, 162.00 feet to the point of beginning, containing 94,558 square feet or 2.171 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, AND NOT EXCLUDED THEREFROM (separately mentioned here for the purpose of avoiding confusion) are Lot Nos. 4 and 5, on the final plat of Trinity Hills Village, Section One, Fourth Addition, as of record in Book 4300, page 91, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. The said Lot Nos. 4 and 5 are included within the bounds of the above metes and bounds description. However, it is not intended that the said parcels, or any other individual parcels contained within said metes and bounds description, lose their separate identity or building lot status which presently exists.

Being the same property conveyed to WBM INVESTMENTS, LLC, by deed from TRINITY LANE FD PARTNERS, of record as Instrument No. 20031208-0175918, dated November 21, 2003, said Register's Office.