Box 10- B Cohen & Cohen

Address of New Owner:
Yeongsu Baek and wife, Miyeon Baek
2801 Clarksville Pike
Nashville, TN 37208

This Instrument Prepared by
J. Timothy Street, Attorney at Law
Suite 103, 236 Public Square
Franklin, Tennessee 37064

Send Tax Bills to:
Yeongsu and wife, Miyeon Baek
2801 Clarksville Pike
Nashville, TN 37208

Map and Parcel No. 08102018400

Davidson County DEEDWARR
Recvd: 01/16/07 14:42 4 pg
Fees:23.00 Taxes:943.50
20070116-0006343

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, Fifth Third Bank, N.A. of Tennessee (herein called "Grantor"), has this day bargained and sold, transferred and conveyed, and by these presents does bargain, sell, transfer and convey unto Yeongsu Baek and wife, Miyeon Baek, (herein called "Grantees"), the following described property:

Land in Davidson County, Tennessee, being part of Tract No. 9 on the Plan of the G. W. Akenbauer Estate as divided in Chancery Court under Rule No. 65611 and described according to a survey dated November 28, 1972, made by Kohl-Coode and Associates, as follows:

Beginning at an iron pin on the westerly margin of 28th Avenue North, said point being south 34 degrees 10' West 200 feet from the southwest intersection of 28th Avenue, North and Clarksville Highway, said beginning point also being the southeast corner of Lot No. 1 on a plat showing a resubdivision of a part of Lot No. 9 of the G. W. Akenbauer Estate as of record in Book 4470, page 98, Register's Office for Davidson County, Tennessee; thence with said 28th Avenue North, South 34 degrees, 10' West 49.35 feet to an iron pin, the northeast corner of the property conveyed to Walter Reed Capps, et al by Deed of record in Book 3841, page 901, Register's Office for said County; thence along the line of said conveyance North 76 degrees 59' West 214.45 feet to an iron pin in the east line of the property conveyed to George Cole and wife, by deed of record in Book 3673, page 307, said Register's Office; thence with Cole's east line North 34 degrees 10' East 326.73 feet to an iron pin in the southerly margin of Clarksville Highway; thence with the margin of said South 55 degrees 50' East 140 feet to an iron pin in the northwest corner of said Lot No. 1; thence with Lot No. 1 South 34

degrees 10' West 200.0 feet to an iron pin; thence South 55 degrees 50' East 60 feet to the beginning.

Being the same property conveyed to Gareth S. Aden, Trustee, by Auto Clean Service Company by Deed of Trust dated December 20, 1972 and recorded at Book 4666, Page 270, Register's Office of Davidson County, Tennessee.

BEING part of Tract No. 9 on the plan of the G. W. Akenbauer Estate, as divided in Chancery Court under Rule No. 65611, and being No. 1 on the Resubdivision of part of Tract No. 9, G. W. Akenbauer Estate, of record in Book 4595, page 159, Register's Office for Davidson County, Tennessee, and described according to a plan made by the State of Tennessee, Department of Transportation, Bureau of Highways, known as Project No. 19037-2207-04, (28th Avenue, North).

Tract No. 1: BEGINNING at a point where the property line between John P. Brown, Jr., and the Chevron Oil Company intersects the present Westerly margin of 28th Avenue, North; thence North 74° 14' West 11.8 feet along said property line, to a point; thence North 36° 48' 58" East 54.9 feet along the new relocated Westerly margin of 28th Avenue, North, to a point; thence South 53° 10' West 11.0 feet along the property line between Chevron Oil Company and Hugh H. Caldwell, et ux, to a point; thence South 36°48' 58" West 50.60 feet along the present Westerly margin of 28th Avenue, North, the point of beginning.

There is also hereby conveyed a temporary slope easement that extends 10 feet West of and parallel to the above-described new relocated West margin of 28th Avenue, North, said easement is to expire and become null and void upon completion of the construction of Project No. 19037-2207-04, 28th Avenue, North.

Tract No. 2: BEGINNING at a point where the property line between Hugh H. Caldwell, et ux and Chevron Oil Company intersects the present Southerly margin of Clarksville Highway; thence South 36°50' West 26.9 feet along said property line, to a point; thence Northwesterly 16.2 feet around a curve that has a 65.0-foot radius on the new relocated Southerly margin of said Highway, to a point; thence North 53°11' 02" West 124.00 feet along the new relocated Southerly margin of Clarksville Highway to a point; thence North 36° 50' East 25.00 feet along the property line between Chevron Oil Company and George Cole, et ux, to a point; thence South 53°11' 02" East 140.00 feet along the present Southerly margin of Clarksville Highway to the point of beginning.

BEING the same property conveyed to Fifth Third N.A. of Tennessee by Successor Trustee's Deed of record at Instrument No. 20060831-0107709, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record, including but not limited to:

1. County taxes for the year 2007, an amount not yet due and payable.
2. Subject to all covenants, conditions and restrictions of record, including Restrictive Covenants contained in the Deed of record in Deed Book 10729, page 265, Register's Office for Davidson County, Tennessee.
3. Subject to any and all building and zoning regulations of City, County and State.
4. Subject to Plan of record in Deed Book 4595, page 159, Register's Office for Davidson County, Tennessee.
5. Subject to all matters of public record.
6. Such facts as would be disclosed by an accurate survey of the property.

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of January, 2007.

GRANTOR:

By: W. Dale Maxfield, Sr. VP

Title:

Fifth Third Bank, N.A. of Tennessee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Erika A. Langley, of the State and County aforesaid, personally appeared W. Dale Maxfield with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such to be the Vice-President of Fifth Third Bank, N.A. of Tennessee, the within named bargainor, a Tennessee corporation, and that he as such Senior Vice-President executed the foregoing instrument for the purpose therein, contained, by personally signing the name of Fifth Third Bank, N.A. of Tennessee by himself as Vice-President

WITNESS my ~~hand~~ and seal, this 12th day of January, 2007.

ERIKA A. LANGLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

Erika A. Langley
NOTARY PUBLIC

My Commission Expires

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater is Two Hundred Fifty-Five Thousand and 00/100 ($255,000.00) Dollars.

W. Dale Maxfield
AFFIANT

Subscribed and sworn to before me this 12th day of January, 2007.

ERIKA A. LANGLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

Erika A. Langley
NOTARY PUBLIC

My Commission Expires