Davidson County DEEDWARR
Recvd: 02/01/07 13:33 3 pgs
Fees:18.00 Taxes:5180.00
20070201-0013367

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Jae Gone Kim ,et ux 8456 Highway 100 Nashville, TN 37221	Same as New Owner	Map:169 Parcel:012.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Sung K. Cho and Hyun W. Cho** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Jae Gone Kim and Ik Ryu Kim** ("Grantee"), their successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; Easement to Nashville Gas Company of record in Book 7757, page 197, Register's Office for Davidson County, Tennessee; Easement to the Harpeth Valley Utilities District of record in Book 8019, page 162, Register's Office for Davidson County, Tennessee; Sewer Line Easement of record in Book 4371, page 721, Register's Office for Davidson County, Tennessee; Right of Way to use well of record in Book 1815, page 270, Register's Office for Davidson County, Tennessee; 2007 Davidson County Taxes, which have been prorated and assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their successors and assigns, against the lawful claims of all persons.

This is improved property, known as 8456 Highway 100, Nashville, TN 37221.

EXECUTED this 1st day of February, 2007.

Sung K. Cho

Hyun W. Cho

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sung K. Cho, 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, this the 1st day of February, 2007.

Notary Public

My Commission Expires:

1/26/08

(SEAL)

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Hyun W. Cho, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of February, 2007.

Notary Public

My Commission Expires:

1/26/08

(SEAL)

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of February, 2007.

NOTARY PUBLIC

My Commission Expires:

1/26/08

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Beginning at a stake in the northerly margin of Highway No. 100, said beginning point being 195.2 feet east of the northeast corner of Highway 100 and McCrory Road; thence with the northerly margin of said Highway, north 75 degrees 30' east 161.8 feet to the southwest corner of Lot No. 8 of the Satterfield Farm Plan, as of record in Book 421, page 135, Register's Office for Davidson County, Tennessee; thence north 3 degrees east 239 feet with hedge to a stake; thence south 75 degrees 30' west 228.5 feet to a stake, said stake being 127.5 feet east of the easterly line of McCrory Road; thence south 13 degrees 42' east 227.6 feet to a stake in the northerly margin of Highway No. 100, the point of beginning, containing 1.02 acres more or less.

Being the same property conveyed to Sung K. Cho and Hyun W. Cho by deed from Christopher W. Chung and Hyun H. Chung, dated September 27, 2005 and of record in Instrument No. 20050927-0116145, Register's Office for Davidson County, Tennessee.