File Box 24B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/07 09:41 2 pgs
Fees:13.00 Taxes:1073.00

20070301-0025192

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 2007

Notary Public

MY COMMISSION EXPIRES November 24, 2007

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ja Hee Kim Yeon (NAME)	Ja Hee Kim Yeon (NAME)	MAP 105-04
141 Lafayette Street (ADDRESS)	141 Lafayette Street (ADDRESS)	PARCELS 57 & 58
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HFK Enterprises, a General partnership composed of Hamied A. Saleh, Fadhel A. Alkifi and Kawthar J. Bahhur (aka Jamiel Bahhur)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ja Hee Kim Yeon

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:

BEING Lot No. 443 and part of Lot No. 444, on the Plan of Maury & Claiborne's Addition to Nashville, of record in Plat Book 21, Page 84 & 85, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description and described according to a survey made by E. Davis, 8/8/64, as follows:

Said Lot No. 443 and part of Lot No. 444 is described as follows: Beginning on the southerly margin of Lafayette Street at the northwest corner of the Property conveyed to Harris A. Gilbert, Trustee, by deed form Leon Gilbert, of record in Book 2928, page 563, said Register's Office; thence with Gilbert's western boundary line, southerly 183 feet to the northerly margin of Perkins Street; thence with the same, westerly 80 feet to the easterly margin of 20 foot alley; thence with the same, northerly 200 feet to the southerly margin of Lafayette Street; thence with the same, southeasterly 93 feet to the beginning.

Included in said conveyance is the property added to said parcel by virtue of the closing of an alley connecting Lafayette Street to Perkins Street of record in Book 7543, Page 124, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 139 & 141 Lafayette Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of February 2007

HFK Enterprises, a General partnership

By: Hamied Saleh POA
Hamied A. Saleh, Partner
by Fadhel Abdoh Alkifi
Attorney-in-fact

By:
Fadhel A. Alkifi, Partner

By: Kawthar J. Bahhur
Kawthar J. Bahhur

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fadhel Abdoh Alkifi, acknowledged upon oath that he is the Attorney-in-fact of Hamied A. Saleh, a Partner of HFK Enterprises, a General Partnership, and as such Attorney-in-fact is athorized to execute all documents on behalf of 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 Brentwoood, Tennessee, this 28th day of February 2007

Commission expires 11/24/07

Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Fadhel A. Alkifi and Kawthar J. Bahhur with whom I am personally acquainted and who upon his oath(s) acknowledged themselves to be the Partners and _____ respectively of the HFK Enterprises the within named bargainor, and corporation, and that they as such Partners and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ partnership, by the said Fadhel A. Alkifi as such Partner, and attesting the same by the said Kawthar J. Bahhur as such Partner.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 28th day of February 2007.

My commission expires November 24, 2007

Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to HFK Enterprises, a partnership composed of Hamied A. Saleh, Fadhel A. Alkifi and Kawthar J. Bahhur by deed from Robert E. Corenswet and wife, Lucy S. Corenswet of record in Book 11580, Page 889, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to 2007 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 21, Pages 84 and 85; abandoned alley as set out in Deed of record in Book 11580, Page 889; easement for water line and/or utilites of record Book 7543, Page 124, said Register's Office; to the rights and claims of parties in possession and to any and all leases not of record.

NOTE: Kawthar J. Bahhur is one and the same person as Jamiel Bahhur, Kawthar J. Bahur and Jamie S. Bahur. Fadhel Abdoh Alkifi is one and the same person as Fadhel A. Alkifi and Alkifi Fadh.