Davidson County DEEDWARR
Recvd: 07/03/07 13:34 4 pgs
Fees:23.00 Taxes:4477.00
20070703-0079461

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Soung M. Kim/Myong S. Kim 2709 Soaring Eagle Court Murfreesboro, TN 27127	148-49	Same as New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (APC) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JAMES H. RIFKIN** (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **SOUNG M. KIM and MYONG S. KIM** (collectively, the "Grantee"), an undivided fee simple interest in certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

STATE OF TN

COUNTY OF Bedford

The actual consideration or value, whichever is greater, for this transfer is $1,210,000.00.

Affiant

Subscribed and sworn to before me this 27th day of June, 2007.

Notary Public

My Commission Expires: 9-24-08

JUDY STONE
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 22nd day of June, 2007.

JAMES H. RIFKIN

STATE OF Florida)
)ss.
COUNTY OF Monroe)

On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared in person the within named JAMES H. RIFKIN, who acknowledged that he had so signed, executed, and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of June, 2007.

NOTARY PUBLIC
My Commission Expires: 06/27/08

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

EXHIBIT A

LEGAL DESCRIPTION

Being Lot One on the resubdivision of Creekside Centre Plat as of record in Plat Book 6900, page 773, Register's Office for Davidson County, Tennessee, bounded on the northwest by Peterbilt Subdivision, of record in Plat Book 5200, page 13, on the east by Antioch Pike and on the South by Matrix Mini Warehouse, of record in Plat Book 6250, page 931, more particularly described as follows:

Beginning at a concrete monument on the westerly margin of Antioch Pike as dedicated by Creekside Centre Plat of record n Plat Book 6900, page 543, and being the easterly corner of said plat; thence, leaving Antioch Pike and with the northerly boundary of Matrix Mini Warehouse recorded Plat, S 52 deg. 27' 27" W, 298.94 feet to a P-K nail set in concrete curb; thence, continuing with said northerly boundary, S 68 deg. 25' 50"W, 588.16 feet to a point in Mill Creek; thence with the southeasterly boundary of the Peterbilt Subdivision and Mill Creek the following to the westerly margin of Antioch Pike; N 06 deg. 47 25" w, 40.73 feet, N 20 deg. 08' 16" E, 209.08 feet, n 33 deg. 26' 16"E, 274.86 feet, n 38 deg. 59' 54" E, 159.99 feet, N 26 deg. 46' 11" E, 318.89 feet; thence with the westerly margin of Antioch Pike, 2 28 deg. 10' 29 E, 181.63 feet to a concrete monument; thence continuing with said westerly margin with a curve to the left having a central angle of 04 deg. 37' 45", radius of 1940.86 feet, 156.81 feet to an iron pin; thence S 37 deg. 32' 33" E, 27.8 feet to an iron pin; thence N 52 deg. 27' 27" e, 5.00 feet to an iron pin; thence S 37 deg. 32' 33" E, 58.00 feet to an iron pin; thence N 52 deg. 27' 27" E, 175.00 feet to an iron pin on the westerly margin of Antioch Pike; thence, with said westerly margin and a curve to the left having a central angle of 02 deg. 49' 40", radius of 1940.86 feet, 95.79 feet to a concrete monument; thence, S 37 deg. 28' 29" E, 28.25 feet to the point of beginning.

Together with appurtenant easements created by Reciprocal Parking and Access Easement of record in Book 7741, page 779, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to JAMES H. RIFKIN, by deed from JAMES H. RIFKIN AND GRADY P. WILLIAMS, of record as Instrument No. 20000629-0064655, dated June 27, 2000, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Davidson County taxes for 2007, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 6900, page 773, as amended by Surveyor's Certificate of Correction of record in Book 7709, page 348, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6581, page 118, said Register's Office.

4. Agreement for Grant of Easement for Conservation Greenway of record as Instrument No. 20021121-0145063, said Register's Office.

5. Agreement for Dedication Easement, Water Main and Appurtenances of record in Book 7758, page 697, said Register's Office.

6. Ingress/Egress Easement of record in Book 7565, page 552, said Register's Office.

7. Rights of others in and to Reciprocal Parking and Access Easement of record in Book 7741, page 779, said Register's Office.

8. Subject to a 20' Permanent Easement for construction bridge of record in Book 6276, page 149, said Register's Office.

9. Permanent Easement and Right of Way for street purposes of record in Book 6314, page 235, said Register's Office.

10. Three 3x15 foot Anchor Easements along Antioch Pike of record in Book 6900, page 543, said Register's Office.

11. Easement for the flow of Mill Creek.

12. Unrecorded easement for trash dumpster serving adjoining property.