SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00.

X _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of June, 2007.

_____
Notary Public

My Commission Expires: 5-18-10

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/03/07 15:29 2 pgs
Fees:13.00 Taxes:288.60
20070703-0079605

ADDRESS NEW OWNER(S) AS FOLLOWS:
Yong T. Chun

932 West Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

072-13-0-265.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Armen Masrejian and wife, Olga Masrejian hereinafter referred to as Grantors, hereby transfers and conveys to Yong T. Chun, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 56, Block B on the plan of Revised Subdivision of a part of the L.M. Ezell's 12 11/100 acre tract of the Talbot Land, as shown on plat of record in Plat Book 1130, Page 5, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to ARMEN MASREJIAN AND OLGA MASREJIAN by deed from CHIEF DEPUTY UNITED STATES MARSHAL FOR THE MIDDLE DISTRICT OF TENNESSEE of record in Instrument 200406290077206 on 06/28/2004 and filed for record on 06/29/2004, Register's Office for said County

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 1130 and Page 5, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 932 West Avenue, Nashville, TN 37206.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 29th day of June, 2007.

Armen Masrejian

Olga Masrejian by Armen Masrejian atty in fact.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Armen Masrejian , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2007.

Notary Public

My Commission Expires: 5/18/10

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Armen Masrejian with whom I am personally acquainted and who proved himself to be the attorney-in-fact for Olga Masrejian who, being authorized to do so, further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his/her name as the attorney-in-fact for Olga Masrejian.

Witness my hand and official seal this 29th day of June, 2007.

Notary Public

My Commission Expires: 5/18/10

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

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