THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** Return to: **FTEC File No. 27942** **File Box 9B**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,623,680.00. Affiant Subscribed and sworn to before me, this 17th day of October, 2007. Notary Public My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. ELIZABETH SMITH

LIMITED WARRANTY DEED

Address New Owner(s): Young Seop Ahn and wife, Geun Hee Lee Ahn 2005 Trace Court, Clarksville,	Send Tax Bills to New Owner TN 37043	Tax Information: Map/Parcel Nos. 10700008700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ADVANCE INVESTORS, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to YOUNG SEOP AHN and wife, GEUN HEE LEE AHN ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 849 - 859 Briley Parkway, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 2007.

Davidson County DEEDWARR
Recvd: 10/19/07 13:55 3 pgs
Fees:18.00 Taxes:6007.62
20071019-0124239

ADVANCE INVESTORS, LLC, a Tennessee limited liability company

By: _____
W. Grady Hensley, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named W. Grady Hensley, 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 and who further acknowledged that he is the Chief Manager of Advance Investors, LLC, a Tennessee limited liability company, and is authorized by Advance Investors, LLC, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 17th day of October, 2007.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
ELIZABETH J. SMITH
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plan of Resubdivision of Lot 1, Briley Parkway Place, as of record in Instrument No. 20070302-0026025, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Advance Investors, LLC, a Tennessee limited liability company by Deed dated February 26, 2004 from Robert and Anna Drury Foundation, a Missouri non-profit corporation of record in Instrument No. 20040227-0022402 and in Instrument No. 20040227-002403, Register's Office for Davidson County, Tennessee. 4 2

Permitted Encumbrances

1. State and County Taxes for the year 2007, prorated between the parties and paid at closing.

2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20050623-0072063, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of record as Instrument No. 20070302-0026025, Register's Office for Davidson County, Tennessee.

4. Easement for public utility of record in Book 8132, page 172, Register's Office for Davidson County, Tennessee.

5. Storm water detention agreement of record in Instrument No. 20050623-0072062, Register's Office for Davidson County, Tennessee.

6. Cross Easement and Construction Easement Agreement recorded in Book 7383, page 95 and amended in Book 7383, page 108, Register's Office for Davidson County, Tennessee.

7. Joint Maintenance Agreement recorded as Instrument No. 20071019012340 Register's Office for Davidson County, Tennessee.