THIS INSTRUMENT PREPARED BY:
J. Frank Rudy, Jr., Esq.
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, Tennessee 37203

Return To:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Euiho Han 625 Logwood Briar Circle Nashville, Tennessee 37207	Same	Map/Parcel Map 162-9 Parcel 103

Davidson County DEEDWARR
Recvd: 11/06/07 13:49 4 pg
Fees:23.00 Taxes:6660.00
20071106-0131014

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Gang Huh and Bok Nam Huh ("Grantors"), have this day bargained and sold, and do hereby transfer and convey unto Euiho Han, ("Grantee"), his successors and assigns all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon (the "Premises"), as more particularly described as follows:

Land lying in the 1st Civil District of Davidson County, Tennessee, and being a portion of the AAA Realty Company Property, as of record in Book 5325, page 860, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northern boundary of Old Hickory Boulevard at an iron pin in the southwest corner of the property described in the boundary survey prepared by A & A Engineers, Inc., Job No. 5215-93, dated December 10, 1993; thence North 02 degrees 44 minutes 10 seconds East, a distance of 245.00 feet to a point; thence South 87 degrees 12 minutes 13 seconds East, a distance of 260.65 feet to a point on the westerly margin of Eulala Drive; thence with said margin of Eulala Drive, South 06 degrees 52 minutes 55 seconds West, a distance of 182.60 feet to a point; thence with a curve to the right having a radius of 30.00 feet, a delta of 85 degrees 54 minutes 52 seconds, a chord bearing of South 49 degrees 50 minutes 21 seconds West, an arc distance of 44.98 feet to a point; thence continuing South 02 degrees 47 minutes 47 seconds West, a distance of 35.00 feet

to a point on the northerly margin of Old Hickory Boulevard, thence with said margin of Old Hickory Boulevard, North 87 degrees 12 minutes 13 seconds West, a distance of 217.46 feet to the point of beginning containing 1.39 acres, more or less.

Being the same property conveyed to Gang Huh and Bok Nam Huh by deed dated November 1, 2004 from Min D. Chung and In Me Chung of record as Instrument No. 20041102-0131989, Register's Office for Davidson County, Tennessee.

This is improved property known as 14910 Old Hickory Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever. Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have good right to convey it, subject to the following:

1. The lien for real property taxes for the year 2008, and any liens for special assessments which as of the date hereof, are due and payable, but not yet delinquent.

2. Drainage Facility Easement of record in Book 7828, page 471, said Register's Office.

3. Storm Water Detention Agreement of record in Book 9877, page 201, said Register's Office.

Subject to the foregoing, Grantors covenant with Grantee that Grantors will warrant and defend title to the Premises against the lawful claims of all persons claiming by, through, or under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, Grantors executed this instrument as of the 6th day of November, 2007.

GRANTORS:

Gang Huh

Bok Nam Huh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Gang Huh, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2007.

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: COMMISSION EXPIRES 01/03/2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Bok Nam Huh, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2007.

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: COMMISSION EXPIRES 01/03/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

Ashley S. Reed
Affiant

SUBSCRIBED AND SWORN to before me, this 6th day of November, 2007.

7/19/08
My Commission Expires

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds