File #2007492

Davidson County DEEDWARR
Recvd: 01/04/08 11:19 2 pg:
Fees:13.00 Taxes:6911.60

20080104-0001094

MARILYN PAINTER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,868,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-26-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Gang Huh and Bok Nam Huh	New Owner	86-317
(NAME) 3451 Lebanon Pike	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Evergreen Investments Middle Tennessee, Inc., hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Mike Gang Huh and wife, Bok Nam Huh, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section Two Jacksons Courtyard of record in Instrument Number 6900, Page 970, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point situated in the Southerly margin of Lebanon Pike, said point being westerly 860.5 feet more or less from Juarez Drive, said point also being the Northwest corner of the Shoney's property of record in Deed Book 4880, page 437, said Register's Office, and the Northeast corner of the property herein described.

Thence, along said common line with the Shoney's property, North 86 degrees 17'47" East, a distance of 191.54 feet to a point,

Thence South 6 degrees 2'36" East, a distance of 160.30 feet to a point;

Thence South 85 degrees 00'58" West, a distance of 239.13 feet to a point;

Thence North 51 degrees 10'59" West, a distance of 91.45 feet to a point situated in the Southerly margin of Lebanon Pike;

Thence along said road, North 46 degrees 45'00" East, a distance of 43.74 feet to a point;

Thence along a curve to to the left having a central angle of 11 degrees 48'01" a radius of 517.68 feet, a length of 106.62 feet to the point of beginning and containing 41,425 square feet or 0.951 acres of land more or less.

Being the same property conveyed to Evergreen Investments Middle Tennessee, Inc. by deed from CNL Income Fund VI, LTD., a Florida limited partnership of record as Instrument No. 20040810-0096721, in the Register's Office for Davidson County, Tennessee, dated July 30, 2004.

This is improved property known as 3451 Lebanon Pike, Hermitage, TN, 37076.

This conveyance is subject to Easement Agreement of record in Book 7780, page 928: Restrictive Covenant Agreement of record in book 7780, page 934, as modified in Book 7965, page 346; Grant of Anchor Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the said Metropolitan government of record in Book 5974, page 532; Easement Agreement between James M. Seneff, Jr. and Robert A. Bourne, and Jackson's Courtyard of record in Book 7965, page 359; Surveyor's Certificate of record in Book 9633, page 342; and any and all matters shown on the Plan of record in Plat Book 6900, Page 970, Book 6900, Page 835, Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 3451 Lebanon Pike, Hermitage, TN 37076
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 31st day of December, 2007.

Evergreen Investments Middle Tennessee, Inc.

BY: _____

Ching Chun Powers, President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Ching Chun Powers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Evergreen Investments Middle Tennessee, Inc., the within named bargainor, a corporation, and that she as such President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

WITNESS my hand and official seal, this 31st day of December, 2007.

_____

NOTARY PUBLIC

My Commission Expires: _____

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds