This Form furnished by: HELEN SFIKAS ROGERS, ESQ., ROGERS & ASSOCIATES, The Wind in the Willows Mansion, 2205 State Street, Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 03/25/08 14:23 3 pgs
Fees:18.00 Taxes:277.50
20080325-0030031

FROM:

ROBERT C. CLELAND, a Married Person

TO:

KIL KOO KANG and Wife,
KYUNG RAN KANG

WARRANTY DEED

New Owner & Address	Taxable Party	Parcel ID
Kil Koo Kang and Kyung Ran Kang 4836 Red Castle Ridge Nashville, Tennessee 37211	Kil Koo Kang and Kyung Ran Kang 4836 Red Castle Ridge Nashville, Tennessee 37211	089 00 0 047.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: $ 75,000.00

ROBERT C. CLELAND

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th, DAY OF March, 2008.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 19, 2009

MY COMMISSION EXPIRES: 9-19-09.
DATE

This Instrument Prepared By:

HELEN S. ROGERS
ROGERS & ASSOCIATES
2205 State Street
Nashville, TN 37203

Phone No. (615) 320-0600
Fax No. (615) 320-9933

For and in consideration of the sum of Ten and No/100 (***$ 10.00***) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ***ROBERT C. CLELAND***, a married person, hereinafter called the Grantor, has bargained and sold a certain tract or parcel of real property that is not his usual place of residence, and by these presents do transfer and convey into ***KIL KOO KANG and Wife, KYUNG RAN KANG***, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of

land known as *7590 River Road Pike, Nashville, Davidson County, Tennessee 37209 (formerly known as 7401 Lakeview Drive, Nashville, Tennessee 37209).* ***SUE CLELAND*** hereby joints in this conveyance only to convey any and all marital interest that she may or may not have in the aforementioned real property which is described hereinafter to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of C. B. Phillips' Division of record in Book 5800, Page 372, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Lakeview Drive, said point being the common corner of Lots No.'s 3 and 4; Thence leaving said margin in a southwardly direction with the line between said lots, South 18 degrees 53 minutes 27 seconds East 100.00 feet to a point; Thence South 12 degrees 10 minutes 31 seconds East 263.14 feet to a point, said point being the common rear corners of said Lots No.'s 3 and 4 and in the northerly line of a tract marked "Reserve Parcel"; Thence in a eastwardly direction with said northerly line of the "Reserve Parcel" North 85 degrees 40 minutes 20 seconds East 94.23 feet to a point; Thence South 82 degrees 00 minutes 00 seconds East 167.31 feet to a point in the westerly margin of River Road Pike; Thence in a northerly direction with said Pike North 08 degrees 00 minutes 00 seconds East 289.30 feet to a concrete monument at the beginning of a curve to the right having a radius 1457.62 feet and a central angle of 04 degrees 57 minutes 10 seconds a distance of 126.00 feet to a concrete monument at the beginning of a curve to the left having a radius of 19.41 feet and a central angle of 106 degrees 17 minutes 19 seconds a distance of 36.01 feet to a concrete monument in the southerly margin of Lakeview Drive; Thence in a westerly direction with said margin South 86 degrees 30 minutes 56 seconds West 87.51 feet to a concrete monument at the beginning of a curve to the left having a radius of 1143.62 feet and a central angle of 15 degrees 32 minutes 46 seconds a distance of 310.30 feet to the point of beginning and containing 3.05 acres, more or less.

BEING the same real property conveyed to Robert C. Cleland, a married person, by Travis M. Ford and Wife, Shelia Ford, by Quitclaim Deed, dated December 13, 2007, of record in Instrument No. 20071217 - 0144586, Register's Office for Davidson County, Tennessee.

Grantors hereby adopt and place upon the above described property, restrictive covenants as set forth in Book 3222, Page 182, Book 3248, Page 425, and Book 4190, Page 464, Register's Office for Davidson County, Tennessee, to be extended for Twenty years from this date and modified to require that any dwelling house shall have not less than 1400 square feet excluding all porches, breeze ways, garages and carports.

This Warranty Deed was prepared from information provided by the parties herein, and the preparation of this Warranty Deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This is unimproved property, known as:

7590 River Road Pike, Nashville, Davidson County, Tennessee 37209
(Formerly Known as 7401 Lakeview Drive, Nashville, Davidson County, Tennessee 37209)

To **HAVE AND TO HOLD** the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and I do covenant with the said Grantee(s) 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 my self, my heirs and representatives, to warrant and defend the title to the said land to the said Grantee(s), their heirs and assigns, against the lawful claims of all persons whosoever, Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESSED My hand this the 20th day of March, 2008.

ROBERT C. CLELAND

SUE CLELAND

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Judith L Johnson, a Notary Public in and for the said County and State, the within named ***ROBERT C. CLELAND***, the bargain on, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes of therein contained.

Witness my hand at Nashville, Davidson County, Tennessee, this the 20th day of March, 2008.

JUDITH L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 19, 2009

NOTARY PUBLIC

My Commission Expires: 9-19-09.
DATE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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