This Instrument Prepared By: Recording Info:
Brokers Escrow Services, Inc.
211 Donelson Pike, Suite 2,
P. O. BOX 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 04/17/08 15:51 3 pgs
Fees:18.00 Taxes:2312.50
20080417-0039220

ADDRESS NEW OWNER:
Yong Kim
1108 Meadow Brook
Mt. Juliet, TN 37122

MORTGAGEE:
Commercial Funding Corp.
157 Prospect Street, Suite 201
Passaic, NJ 07055

SEND TAX BILL TO:
Mortgagee
MAP **43**
GROUP **13**
PARCEL **41**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Option Rentals, Inc.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Yong Kim,** hereinafter called the GRANTEE, his representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos 1 and 2 on the Map of Madison Commerce Center Subdivision, as of record in Book 547, page 130, and that part of a 10 foot strip reserved for sidewalk purposes and part of Old Hickory Boulevard, formerly Sweetbrier Avenue, as shown on the survey of C.E. Greek, Surveyor, revised June 1969, as follows:

Beginning at a concrete monument opposite the northwest corner of Lot No. 2 on said subdivision; thence North 84 deg. East 10.72 feet to the northwest corner of Lot No. 2; thence with the northerly line of said lot and along the southerly margin of an alley, North 84 deg. 0' East 100.2 feet to a concrete monument; thence South 6 deg. 05' East with the westerly boundary of the E.R. Corley property 128.6 feet to a concrete monument in the northerly right of way of Old Hickory Boulevard; thence with the same, South 84 deg. 14' West, passing a monument, being the southwest corner of Lot 1 of said Subdivision at 149.7 feet in all 160.41 feet to a concrete monument ; thence North 15 deg. 14' East 135.7 feet to the point of beginning.

Being the same property conveyed to Option Rentals, Inc. by deed from Ann W. McDonald, unmarried, dated May 10, 2004, of record in Instrument no. 20040511-0053581, Register's Office for Davidson County, Tennessee.

This is improved property known as 101 Old Hickory Blvd., Madison, Tennessee 37115. Aka 101 East Old Hickory Blvd. Madison, Tennessee 37115.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 547, page 130, said Register's Office.

Subject to an reservation in the chain of title for sidewalk purposes, an area 10 feet wide along the westerly boundary of the property, being 10.72 feet on its northerly line and 10.71 feet on its southerly

line, set forth in the original subdivision plat of Madison Commerce Center Subdivision, of record in Book 547, page 130 , said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 547, page 130, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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 heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 16th day of April, 2008.

Option Rentals, Inc.

Dorris B Calvin Jr. Brownie Calvin President

By: Dorris B. Calvin, Jr. Aka
Brownie Calvin, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Dorris B. Calvin, Jr. Aka **Brownie Calvin**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Option Rentals, Inc.**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 16th day of April, 2008.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF Tennessee)
COUNTY OF Davidson)

MY COMMISSION EXPIRES: JULY 24, 2011

The actual value or consideration, whichever is greater, for this transfer is $625,000.00.

Dorris B Calvin Jr.
AFFIANT

Subscribed and sworn to before me on this 16th day of April, 2008.

NOTARY PUBLIC

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JULY 24, 2011

CERTIFICATION

I, Rebecca R. Waynick , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca R. Waynick

State of Tennessee
County of Davidson

On this 17th day of April, 2008, personally appeared before me, Melinda Roe, a notary public for this county and state, Rebecca R Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MELINDA ROE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

Melinda Roe

Melinda Roe
My Commission Expires: 1/24/09