BILL GARRETT, Davidson County
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Prepared by:
Tommy C. Estes. Esq.
MANIER & HEROD, a Tennessee Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9315

SPECIAL WARRANTY DEED

ADDRESS OF OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
Chi Yol Ryu, et al **1431 Willowbrooke Circle** **Franklin, TN 37069**	**Jeffrey J. Ryu** **2071 Timberwood Drive** **Nashville, TN 37215**	**Map 144** **Parcel 16.01**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JENNY LEE RYU (hereinafter referred to as "Grantor"), has bargained and sold, and does hereby bargain sell, transfer, convey and confirm unto CHI YOL RYU and wife, JUNG SHIN RYU (hereinafter referred to as "Grantees"), their successors and assigns, a five-twelfths (5/12th's) undivided interest each in the following property and following said conveyance, Grantees will own a total of a five-sixths (5/6) undivided interest in the following described property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 10-A on the plan of Green Hills Realty Co.'s Forrest Hills Community Subdivision, of record in Plan Book 3600, page 81, Register's Office of said County and more particularly described as follows:
>
> Beginning at a point on the southeasterly margin of Timberwood Drive, said point being the northwesterly corner of Lot 11-A on said plan; thence with said margin southwesterly 110 feet to a point; thence continuing with said margin southwestwardly 145 feet to a point; thence with the northeasterly boundary of the Heise property S. 54 degrees 37 minutes E. 368 feet to a point; thence with the common line between Lots Nos. 10-A and 10 on said plan N. 38 degrees 25 minutes E. 232 feet to a point on the southwesterly line of Lot No. 11-A on said plan; thence with said line of Lot No. 11-A N. 51 degrees 35 minutes W. 338 feet to the point of beginning.

Being Grantor's one-sixth (1/6) undivided interest conveyed to Grantor herein in a series of Quitclaim Deeds from Chi Yol Ryu and wife, Jung Shin Ryu, the first being dated December 23, 2005, of record as Instrument **#20051227-0153739** in the offices of the Register of Deeds for Davidson County, Tennessee, the second being dated January 2, 2006, of record as Instrument **#20060103-0000707** in R.O.D.C, the third being dated January 2, 2007, of record as Instrument **#20070102-0000676** in R.O.D.C and the fourth being dated January 4, 2008, of record as Instrument **#20080107-0001958** in R.O.D.C.

This is improved property known as 2071 Timberwood Drive, Nashville, Tennessee 37215.

Grantor warrants title to the above-described real estate only against all persons claiming under Grantor, but not any further or otherwise. Notwithstanding the foregoing, Grantor conveys the above-described real estate subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

The legal description stated above has been taken from the prior Quitclaim Deeds conveying said interest in said property to Grantor and her spouse, as tenants by the entireties. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 3 day of June, 2009.

JENNY LEE RYU, GRANTOR

I, JEFFREY JEAHYUN RYU, hereby join in this instrument for the purpose of relinquishing any and all marital and/or homestead rights in and to said one-sixth (1/6) interest in said property only which I may have as spouse of Grantor.

JEFFREY JEAHYUN RYU, SPOUSE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Jamey Ryan, a Notary Public of this County, JENNY LEE RYU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 3rd day of June, 2009.

JAMEY RYAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jamey Ryan
Notary Public
My Commission Expires: My Commission Expires JULY 5, 2011

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me Carol Singleton, a Notary Public of this County, JEFFREY JEAHYUN RYU, the within named 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.

WITNESS MY HAND, at office, this 29 day of May, 2009.

CAROL R. SINGLETON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Carol Singleton
Notary Public
My Commission Expires: 6/7/09

THE ACTUAL CONSIDERATION IS $ 104,166.00. ~~THIS TRANSFER IS EXEMPT FROM THE REAL ESTATE TRANSFER TAX PURSUANT TO SECTION 67-4-409(a)(6) OF THE TENNESSEE CODE ANNOTATED~~

Chi Yol Ryu
Chi Yol Ryu, Grantee

Sworn and subscribed to before me this 29 day of May, 2009.

Carol Singleton
Notary Public

My Commission Expires: 6/7/09

CAROL R. SINGLETON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.