BILL GARRETT, Davidson County
Trans: T20090045233 DEEDWARR
Recvd: 07/06/09 15:53 3 pgs
Fees: 18.00 Taxes: 3145.00

20090706-0062972

After recording return to: THIS INSTRUMENT PREPARED BY:

John J. Yoon 1039 Highland Circle Madison TN 37115

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John and Susie Yoon (NAME)	AZ Development of Mursfreeboro Pike LLC (NAME)	106-16-0-046.04
1039 Highland Circle (ADDRESS)	501 Chestnut Bypass (ADDRESS)	
Madison TN 37115 (CITY) (STATE) (ZIP)	Centre AL 35960 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

John J. Yoon and wife, Susie M. Yoon

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

AZ Development of Murfreesboro Pike LLC, an Alabama limited liability company

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto attached for legal description.

unimproved ( )
This is improved (X) property, known as

1005 Murfreesboro Pk	Nashville	TN	37217
(House Number) (Street)	(City)	(State)	(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. We do covenant with said GRANTEES that we 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 15 day of December, 2008.

John J. Yoon Susie M. Yoon

JOHN J. YOON SUSIE M. YOON

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

John J. Yoon

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John J. Yoon, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15 day of December, 20 08.

My Commission expires:
Apr 27 2011

Notary Public
JOHN WILLIAM ROBERTS

STATE OF TENNESSEE }
County of Davidson }

Susie Yoon

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Susie M. Yoon , the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15 day of December, 20 08.

My Commission expires:
Apr. 27 2011

Notary Public
JOHN WILLIAM ROBERTS

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 20____.

My Commission expires:

Notary Public

JOHN WILLIAM ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

John J. Yoon Susie Yoon
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December, 20 08.

NOTARY PUBLIC

My Commission expires: Apr 27 2011

EXHIBIT A
LEGAL DESCRIPTION

LAND LYING IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A SURVEY BY THE REASONS COMPANY R.L.S.# 1665, DATED AUGUST 30, 2000, AND BEING A TRACT OF LAND BELONGING TO MANDELL L. CYPRESS, ET AL DESCRIBED IN DEED BOOK 10063, PAGE 107 (PARCEL 46.04) AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NEW IRON ROD AT THE NORTHWEST CORNER OF THIS TRACT AND IN THE SOUTH R.O.W. OF MURFREESBORO PIKE; THENCE WITH SAID R.O.W. SOUTH 50 DEGREES 28 MINUTES 00 SECONDS EAST 185.30 FEET TO A NEW P.K. NAIL SET IN SAID R.O.W.; THENCE LEAVING SAID R.O.W. AND ON LINES WITH BELZ INVESTCO, L.P. THE FOLLOWING CALLS:

BEGINNING AT A NEW IRON ROD AT THE NORTHWEST CORNER OF THIS TRACT AND IN THE SOUTH R.O.W. MURFREESBORO PIKE; THENCE WITH SAID R.O.W. SOUTH 50 DEGREES 28 MINUTES 00 SECONDS EAST 185.30 FEET TO A NEW P.K. NAIL SET IN SAID R.O.W.; THENCE LEAVING SAID R.O.W. AND ON LINES WITH BELZ INVESTCO,L.P. THE FOLLOWING CALLS;

SOUTH 39 DEGREES 32 MINUTES 00 SECONDS WEST 160.22 FEET TO A NEW IRON ROD, NORTH 47 DEGREES 59 MINUTES 00 SECONDS WEST 185.44 FEET TO A NEW P.K. NAIL, NORTH 39 DEGREES 32 MINUTES 00 SECONDS EAST 152.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.664 ACRES.

BEING PART OF THE SAME PROPERTY CONVEYED TO JOHN Y. YOON AND WIFE, SUSIE M. YOON BY SPECIAL WARRANTY DEED FROM CYPRESS & GUTTMAN, A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT# 20000831006388 AND AS CORRECTED TO SHOW THE GRANTORS AS JEROME B. GUTTMAN, MANDELL L. CYPRESS AND THE FRANCES C. CYPRESS FAMILY TRUST, DAVID E. CYPRESS, TRUSTEE BY DEED OF CORRECTION OR SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT# 20001010-0100502, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tax Parcel Number(s): 106-16-0-046-04