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This instrument was prepared on the basis of information furnished by the parties hereto without the benefit of a title examination by:
The Hill Firm, PLLC
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205

BILL GARRETT, Davidson County
Trans:T20110010766 DEEDQC
Recvd: 02/22/11 14:11 2 pgs
Fees:12.00 Taxes:0.00
20110222-0014512

New Owner:	Tax Bills To:	Map/Parcel No:
Kyung Pang **2418 Nashboro Blvd.** **Nashville, TN 37217**	**SAME**	**106 / 031.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Mun Sun Lee, a married woman, ("Grantor") has bargained and sold, and by these presents does remise, release and QUITCLAIM unto Kyung Pang ("Grantee"), all of her right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the 6th Civil District of Davidson County, Tennessee described according to a copy of a survey thereof made by Turner Engineering Company, Inc. on June 12 and June 26, 1958, as follows: Beginning at a point in the Southwesterly margin of Murfreesboro Pike as now widened and located, said point being 65 feet Northwest from the back face of a bridge abutment, and likewise and being approximately 1365 Northwest from the Northerly margin of Thompson Lane, being the Southeast corner of this tract; thence leaving said Pike South 39 degrees 23' West 125 feet to a point; thence North 50 degrees 37' West 125 feet to a point; thence North 39 degrees 23' East 125 feet to the margin of said Murfreesboro Pike; thence with the same South 50 degrees 37' East 125 feet to the point of beginning. Being the same property conveyed unto Mun Sun Lee a 25% interest, Micheal Bernhard a 10% interest, Sam Bernhard a 15% interest and Kyung M. Pang a 50% interest from Jimmy A. Duncan, Trustee, by deed of record in Instrument #20050829-0103015.

THIS PROPERTY IS NOT NOW AND NEVER HAS BEEN THE RESIDENCE, MARITAL OR OTHERWISE, OF ANY OF ITS CURRENT OWNERS.

This conveyance is subject to all restrictions of record, all easements of record, all visible easements, all matters appearing on the plan of record and all applicable government and zoning regulations.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 21st day of February, 2011.

Grantor:

Mun Sun Lee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.- and this transfer is exempt from transfer tax.

Affiant

Sworn to and subscribed before me this 21st day of February, 2011.

Notary Public
My Commission Expires:
5/6/13



My Commission Expires May 6, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mun Sun Lee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at office this 21st day of February, 2011.

Notary Public
My Commission Expires:
5/6/13

