BILL GARRETT, Davidson County
Trans:T20110067496 DEEDWARR
Recvd: 10/27/11 14:39 2 pgs
Fees:13.00 Taxes:1739.00
20111027-0083799

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37208

FROM: Bobby Joe Taylor (the "GRANTOR")

TO: Sun Y. Kim (the "GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
1108 Willowbrook Point Mt. Juliet, TN 37122	NEW OWNERS	08301043300 08301044200

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Four Hundred Seventy Thousand and No/100's Dollars ($470,000.00), the receipt and sufficiency of which is hereby acknowledged, Bobby Joe Taylor, has bargained and sold, and by these presents does transfer and convey unto Sun Y: Kim, his heirs, successors, and assigns, the certain tract or parcel of land in Davidson County, Tennessee described as follows:

TRACT I

BEING Lot No. 1 on the Plan of Thomas K. Sanders Property, as of record in Book 3842, Page 173, Register's Office for said County. Said Lot No. 1 fronts 70.0 feet on the east side of Gallatin Road, and extends back 150.02 feet on the southerly line and 150.00 feet on the northerly line to a dead line measuring 68.88 feet, thereon.

BEING the same land conveyed to Bobby Joe Taylor from Thomas K. Sanders and wife, Carol M. Sanders, by Warranty Deed dated March 15, 1972, of record in Book 4588, Page 707, in the Register's Office for Davidson County, Tennessee.

TRACT II

BEING part of Lot No. 3 on the Plan of the Martha Martin Lands as of record in Book 161, Page 101, Register's Office for Davidson County, being a tract of land also known as Lot No. 1 on the plan of a Two Lot subdivision, property of Trevecca Nazarene College Endowments, Inc. as of record in Book 5210, Page 286, Register's Office for said County, and being more particularly described as follows:

BEGINNING at an iron pin in the Easterly margin of Gallatin Road, said point being 232.79 feet, more or less, North of the intersection of Gallatin Road and Petway Avenue, thence with the Easterly margin of Gallatin Road N 12° 06' 12" E 75.00 feet to an iron pin, said point being the Southwest corner of Lot No. 1 on the plan of Thomas K. Sanders property as of record in Book 3842, Page 169, Register's Office for said County, said point also being the Northwest corner of this described tract; thence leaving the Easterly margin of Gallatin Road with the Southerly lot line of Lot No. 1, Thomas K. Sanders property N 79° 59' 00" E 150.00 feet to a P.K. Nail set in a tree, said point being the most Northerly corner of Lot No. 2 of the Two Lot subdivision property of Trevecca Nazarene College Endowments, Inc.; thence with the said lot line as follows: S 12° 06' 00" W 50.00 feet to an iron pin; thence S 79° 59' 00" W 6.00 feet to an iron pin; thence S 12° 06' 00" W 25.00 feet to an iron pin; thence South 79° 59' 00" W 144.00 feet to the point of beginning, containing 10,283 sq. ft. (0.236 Acres) more or less.

BEING the same land conveyed to Bobby Joe Taylor from Trevecca Nazarene College Endowments, Inc. by Deed dated May 31, 1980, of record in Book 5613, Page 851, and from The Southland Corporation, by Deed dated February 25, 1980 of record in Book 5572, Page 117, both in the Register's Office for Davidson County, Tennessee.

This is improved property known as 919 and 921 Gallatin Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sun Y. Kim, his heirs, successors, and assigns, forever.

And he does covenant with the said Sun Y. Kim that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the 2011 Davidson County taxes, lien due and payable.

And he does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Sun Y. Kim, his heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26th day of October, 2011.

Bobby Joe Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Bobby Joe Taylor, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2011.

NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 470,000.00

AFFIANT

Subscribed and sworn to before me this 26th day of October, 2011.

NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15