12-09-011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDWARRSP
Recvd: 10/10/12 10:00 2 pgs
Fees:13.00 Taxes:434.75
20121010-0092730

MAP 91-16
PARCEL 153.00

The actual consideration or value, whichever is greater, for this transfer is $ 117,500.00.

Affiant

Subscribed and sworn to before me this the 10th day of October, 2010.

My Commission Expires: 9/9/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY: WEISS & WEISS, ATTORNEYS AT LAW
1900 Church Street, Ste 301 Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:
Peter & Patricia Curry
122 Wentworth Ave.
Nashville, TN 37215

SEND TAX BILLS TO:
"NEW OWNER"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **BYUNG SIK SON and SUNGHO SON**, hereinafter called the **"Grantor(s)"**, has bargained and sold, and by these presents does transfer and convey **PETER CURRY AND WIFE PATRICIA CURRY**, hereinafter called the **"Grantee(s)"**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot Nos. 215 and 217, and the easterly 5 feet of Lot No. 219, of Block 18, Plat No. 1, of West Nashville, as of record in Plat Book No. 1, of West Nashville, as of record in Book 57, page 74, and 75 Register's Office for Davidson County, Tennessee, being further described by survey of William Marlin Keil, M&K Inc., dated November 1986, as follows:

Beginning at an iron pin in the northerly margin of Charlotte Avenue, said pin being the southeast corner of the property conveyed to Joseph R. Dockery by deed of record in Book 5567, page 809, of the Register's Office for Davidson County, Tennessee;

Thence with Dockerys easterly boundary, North 3 deg. 52' 28" West 150.0 feet to an iron pin

Thence, South 86 deg. 07' 32" East 55.0 feet to an iron pin

Thence, South 3 deg. 52' 28" East 150.0 feet to an iron pin in the northerly margin of Charlotte Avenue;

Thence with the northerly margin of Charlotte Avenue; North 86 deg. 07' 32" West 55.0 feet to the point of beginning, containing 8,250 square feet (0.189 acres), more or less.

BEING the same property conveyed to BYUNG SIK SON AND SUNGHO SON, as joint tenants, by Deed from SOUTH CENTRAL BELL TELEPHONE COMPANY, of record in Book 7992, Page 997, Register's Office for Davidson County, Tennessee.

Subject property is Commercial Property and is not now nor ever has been the principal place of residence for the sellers.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Grantor covenants and binds itself, its representatives, successors and assigns, to warrant specifically and forever defend the title to the said real estate to Grantee, his/hers/their heirs and/or assigns, against the lawful claims of all persons claiming through and/or under the Grantor.

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 10th day of October, 2012.

BYUNG SIK SON

SUNGHO SON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BYUNG SIK SON and SUNGHO SON**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 2012

My Commission Expires: 9/9/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or 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.

Brooke Shoaf

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Brooke Shoaf who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9/9/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY