BILL GARRETT, Davidson County
Trans:T20130012909 DEEDQC
Recvd: 02/14/13 16:05 5 pgs
Fees:27.00 Taxes:0.00
20130214-0015359

Prepared By and Returnable to:
Jack F. Stringham II
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
JAE W. SHIM **907 Rosa L. Parks Blvd.** **Nashville, TN 37208**	**Same**	**08213010200**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **URSULA C. SHIM** (A/K/A CHOON HEE SHIM), ("Grantor"), for and in consideration of TEN DOLLARS ($10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, quitclaim and convey all of her right, title and interest unto JAY WON SHIM (A/K/A JAE W. SHIM), ("Grantee"), the following described real estate located in Davidson County, Tennessee, to-wit:

See Exhibit A

THIS CONVEYANCE is made subject to all limitations, restrictions, encumbrances, easements and restrictions applicable to the above described property and of record, and to all zoning and subdivision restrictions and regulations of the appropriate governmental body.

This is improved property know as 907 Rosa L. Parks Blvd., Nashville, Davidson County, Tennessee 37208.

IN WITNESS WHEREOF, the Grantor has executed these presents, under seal, on the 31 day of December, 2012.

GRANTOR:

ursula C Shim

URSULA C. SHIM (A/K/A CHOON HEE SHIM)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **URSULA C. SHIM** (A/K/A CHOON HEE SHIM), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed this instrument for the purposes herein contained.

Witness my hand and official seal, this 31 day of 12, 2012.

Notary Public

My Commission Expires: 03/16/2013

MICHAEL ABBOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that there was no cash consideration given for this Quitclaim Deed.

Affiant

Subscribed and sworn to before me,
this 31 day of December, 2012.

Notary Public

My Commission Expires: 03/16/2013

MICHAEL ABBOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1

PARCEL A

A certain Lot or Parcel of land in Nashville, Davidson County, Tennessee, beginning at the northeast corner of Herman Street and Ninth Avenue, North, formerly McLemore Street; thence with the easterly margin of said avenue, northerly 150 feet to Charles Black's southwest corner; thence with his southerly line easterly 110 feet, more or less, to the westerly margin of a proposed alley, said Black's southeast corner; thence with his easterly line, northerly 33-1/2 feet to Amelia Keizer's southwest corner; thence with her southerly line easterly 120 feet, more or less, to the westerly margin of 8th Avenue, North, formerly Spruce Street; thence with the westerly margin of said avenue southerly 183 feet, more or less, to the northerly martin of Hamilton Street; thence with the northerly margin of said street westerly 225 feet, more or less, to the beginning, including said proposed alley, together with the northerly 1/2 of Hamilton/Herman Street between 8th Avenue and 9th Avenue, as abandoned by Metro Council Bill, Ordinance No. 88-293, County Court Clerk's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is that portion of said property conveyed to the State of Tennessee by Consent Judgment and Final Decree of record in Book 6896, Page 713, Register's Office for Davidson County, Tennessee.

PARCEL B

Land in Nashville, Davidson County, Tennessee, being the northerly 33-1/3 feet of the southerly 183-1/3 feet of the westerly 110 feet of Lot No. 91, as shown on the Plan of Balch & Whiteside's Addition to Nashville, as recorded in Minute Book "D", Page 734, Circuit Court for said County, and more particularly described as follows:

Beginning at a point in the northerly right-of-way of Ninth Avenue North (formerly McLemore Street), said point located North 28 deg. 39' 10" West 150 feet from the northeast intersection of said Ninth Avenue North and Herman Street (formerly Hamilton Street); thence continuing along said Ninth Avenue North, North 28 deg. 39' 10" West 33.33 feet to a point; thence leaving said right-of-way North 61 deg. 48' 34" East 110 feet to a point; thence South 28 deg. 39' 10" East 33.33 feet to a point; thence South 61 deg. 48' 34" West 110 feet to the point of beginning and containing 3,666 square feet, more or less.

PARCEL C

(TRACT 1 OF PARCEL C)

Land in Davidson County, Tennessee, being a part of Lots 91 and 92 on the Plan of Balch and Whiteside's Addition to Nashville, a plan of which is of record in Minute Book "D", Page 734, Circuit Court of Davidson County, Tennessee, and described according to a survey made by G. Barry Greer & Associates dated November 24, 1976, described as follows:

Beginning at an iron pin in the northeasterly margin of 9th Avenue, North, being the southeast corner of the property conveyed to Al E. Jackson, et ux, of record in Book 2279, Page 513, Register's Office for Davidson County, Tennessee, and being the southwest corner of the herein described property; thence North 64 deg. 15 min. East 114.54 feet to an iron pin; thence South 26 deg. 35 min. East 100 feet to an iron pin; thence South 64 deg. 15 min. West 113.91 feet to an iron pin; thence North 26 deg. 56 min. West 100 feet to the said margin, to the point of beginning.

(TRACT 2 OF PARCEL C)

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 150 feet of the West 110 feet of Lot No. 92 on the Map of Balch & Whiteside's Addition to Nashville, a plan of which is of record in Minute Book "D", Page 734, of the Circuit Court for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the east side of 9th Avenue North and runs back between parallel lines parallel to and 100 feet South of Jackson Street, 110 feet to an alley in the rear.

TOGETHER with that portion of said alley closed by the City of Nashville, Bill No. 54-534, in the County Court Clerk's Office for Davidson County, Tennessee.

PARCEL D

Land in Davidson County, Tennessee, being part of Lots Nos. 91 and 92 on the Plan of Balch and Whiteside's Addition to Nashville as of record in Minute Book "D", Page 734, Circuit Court of Davidson County, Tennessee, and according to a survey made by Barry Greer and Associates, Surveyors on November 24, 1976, and more particularly described as follows:

Beginning at a point 150 feet south of the southwest corner of 8th Avenue North and Jackson Street, running thence southerly along the west line of said 8th Avenue North, South 26 deg. 13 min. East 100 feet; thence South 64 deg. 15 min. West 113.91 feet to the center of an unimproved alley; thence with the center of same North 26 deg. 35 min. West 100 feet; thence North 64 deg. 15 min. East 114.54 feet to the beginning.

INCLUDED in the above description is a portion of the alley closed by the City of Nashville, Bill No.

54-534, in the County Court Clerk's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is that portion of said property conveyed to the State of Tennessee by the Consent Judgment and Final Decree of record in Book 6671, Page 832, said Register's Office.

Being the same property conveyed to JAE W. SHIM AND WIFE, CHOON HEE SHIM by deed from MICHAEL G. SHEARS of record in Book 9259, Page 723, dated March 27, 2000, and by quitclaim deed from JODIE STANCE HOUCHENS of record in Book 9374, Page 216, dated June 7, 1994, said Register's Office. JAY WON SHIM and URSULA C. SHIM have since been divorced by Final Decree in the Circuit Court for Davidson County, Tennessee, Docket No. 99D-800, dated March 27, 2000, a certified copy of which is of record in Instrument No. 20020107-0002366, said Register's Office.