WARRANTY DEED

FROM: BISCAN DEVELOPMENT COMPANY, Grantor

TO: SANG SUN LEE and wife, YONG SE LEE, Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
2608 Mesa Drive Nashville, TN 37217		135-16A-82
		Field Book Numbers
	New Owner	2D-53790

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Forty Eight Thousand Five Hundred Dollars ($148,500).

SANG SUN LEE.
Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of Jan, 1989.

Margaret Woodall
Notary Public

My Commission Expires: 5-13-90

FOR AND IN CONSIDERATION OF the sum of One Hundred Forty Eight Thousand Five Hundred Dollars ($148,500), the receipt and sufficiency of which are hereby acknowledged, BISCAN DEVELOPMENT COMPANY, Grantor has bargained and sold, and by these presents does transfer and convey unto the said SANG SUN LEE and wife, YONG SE LEE, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 98 on the plan of the subdivision of Tracts 8, 9 and 10 of Nashboro Village of record in Book 5200, pages 186 through 189, Register of Davidson County, Tennessee, to which plan reference is made for a more complete description.

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Being the same property conveyed to Grantor by quitclaim deed from Robert S. Biscan & Company in Book 7774, Page 756, said Register's Office.

This is improved property, known as 2608 Mesa Drive, Nashville, Tennessee.

This conveyance is expressly made subject to the encumbrances listed on Exhibit A attached hereto.

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hand this 31st day of January, 1989.

BISCAN DEVELOPMENT COMPANY

By: Robert S Biscan

Title: Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared Robert S. Biscan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged h.m self to be President (or other officer authorized to execute the instrument) of BISCAN DEVELOPMENT COMPANY, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by h.m self as President.

Witness my hand and seal, at Office in Nashville, this 31 day of January, 1989.

Denise M. Laumeyer
Notary Public

DENISE M. LAUMEYER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/8/89

1835J/01-30-89

EXHIBIT A

1. Taxes for the year 1989 which constitute a lien, but are not yet due and payable.

2. Pipeline easement vested in Colonial Pipeline Company by decree entered in Minute Book 75, page 192, Third Circuit Court for Davidson County, Tennessee, a certified copy of which is recorded in Book 3955, page 180, Register's Office for Davidson County, Tennessee.

3. Easement for TVA power line and/or lines of record in Book 437, page 14, Register's Office for Davidson County, Tennessee.

4. Right-of-way being 10 feet wide conveyed to Colonial Pipeline Company of record in Book 4588, page 473, Register's Office for Davidson County, Tennessee.

5. Overhead line easement conveyed by deed from Robert A. Kent, J. Reid Horne, Jr., and Bruce Smith, Nashboro Village Associates to Electric Power Board, Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4821, page 111, Register's Office for Davidson County, Tennessee. (Applies to Tract 11, Open Space IV and a portion of Tracts 8,9 and 10)

6. Declaration of Covenants, Conditions , Easements, Liens and Restrictions, including but not limited to easements, assessments, special assessments , charges and liens contained in instrument of record in Book 4827, page 14, Register's Office for Davidson County, Tennessee. (Applies to all of the hereinafter described property)

7. Declaration of Covenants, Conditions, Easements, Liens and Restrictions, including but not limited to easements, assessments, special assessments, charges and liens, contained in instrument of record in Book 4827, page 14, and Supplemental Declaration of Covenants and Restrictions as to Sites 8,9 and 10 of Nashboro Village, of record in Book 5465, page 561, amended in Book 5588, page 429, Register's Office for Davidson County, Tennessee. (Applies to Tracts 8,9 and 10)

8. Driveway Easement of record in Book 7538, page 687, Register's Office for Davidson County, Tennessee.

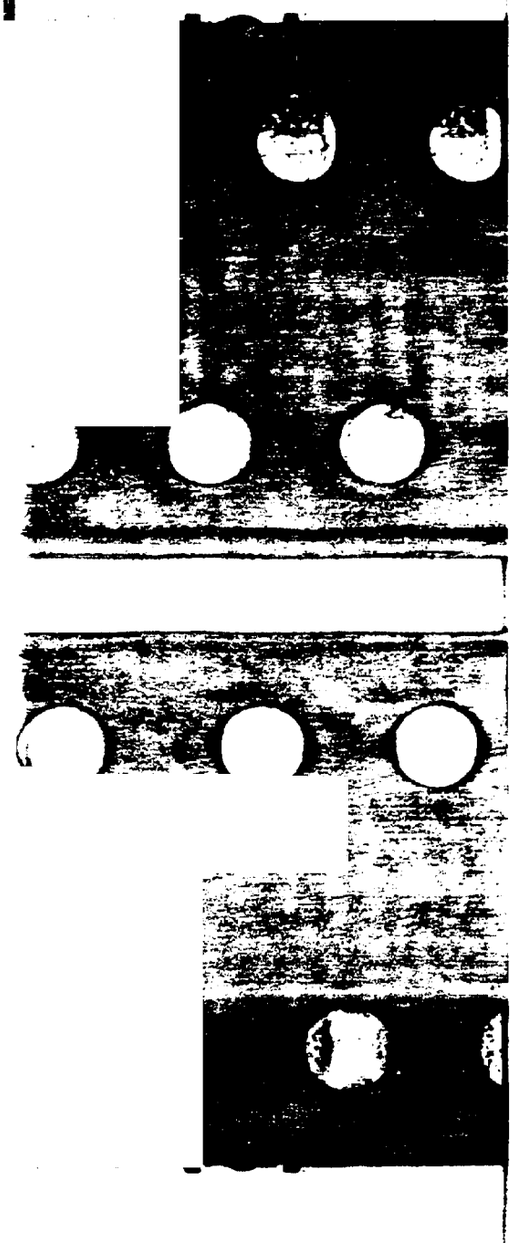
9. The Plan of record in Book 5200, pages 186-189, said Register's Office, shows an Owners Certificate, certain easements, setback lines & notes as more particularly shown thereon.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 7774 PAGE 762

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 148500.00
CON TX 490.05
PRFEE 0.50
WDEED 12.00
~~TOTAL 502.55~~
~~CHECK 502.55~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/17/89 01 13:40 0001 8222

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IDENTIFICATION

Feb 17 1 39 PM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY

No. 182678