BOX 2

BOOK 9266 PAGE 238

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Sang Ok Choi and Kum Yon Choi
610 Galaxie Drive
Nashville, Tennessee 37209

SEND TAX BILL:
CTX MORTGAGE COMPANY
P.O. BOX 19000
DALLAS, TX 75219

MORTGAGEE:
CTX Mortgage Company
7101 Executive Center Drive, Suite 151
Brentwood, Tennessee 37027

MAP AND PARCEL:
MAP 102-3
GROUP
PARCEL 29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Samuel M. Ballesteros and wife, Cheryl L. Ballesteros, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sang Ok Choi and wife, Kum Yon Choi, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 1044, in the Plan of Charlotte Park, Section 14, as of record in Book 3300, pages 29 and 30, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Samuel M. Ballesteros and wife, Cheryl L. Ballesteros by Quitclaim Deed from Cheryl L. Hatfield Stracener (now Ballesteros), as of record in Book 7684, page 797, and by instruments of record in Book 7682, page 940, Book 7155, page 355, and Book 5946, page 781, Register's Office for Davidson County, Tennessee.

This is improved property known as 610 Galaxie Drive, Nashville, TN 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sang Ok Choi and wife, Kum Yon Choi, their heirs and assigns, forever; and we, Samuel M. Ballesteros and wife, Cheryl L. Ballesteros, do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever

defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 25th day of February, 1994.

Samuel M. Ballesteros
Samuel M. Ballesteros

Cheryl L. Ballesteros
Cheryl L. Ballesteros

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Samuel M. Ballesteros and wife, Cheryl L. Ballesteros, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of February, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 86,000.00.

Jang ok choi
AFFIANT

Subscribed and sworn to before me
this 25th day of February, 1994.

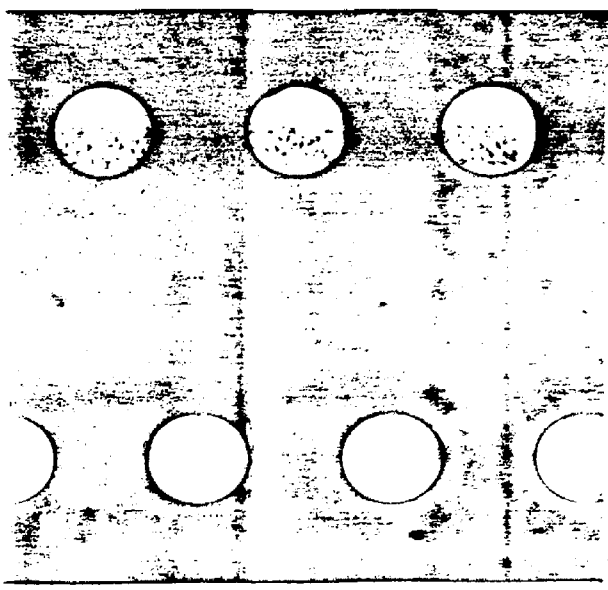
NOTARY PUBLIC

My Commission Expires: 11/20/90

94 MAR -3 AM 10:46
FELIX E. DELK, REGISTER
DAVIDSON COUNTY, TN.

23313

7092 33/03 1101 03CHECK 327.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

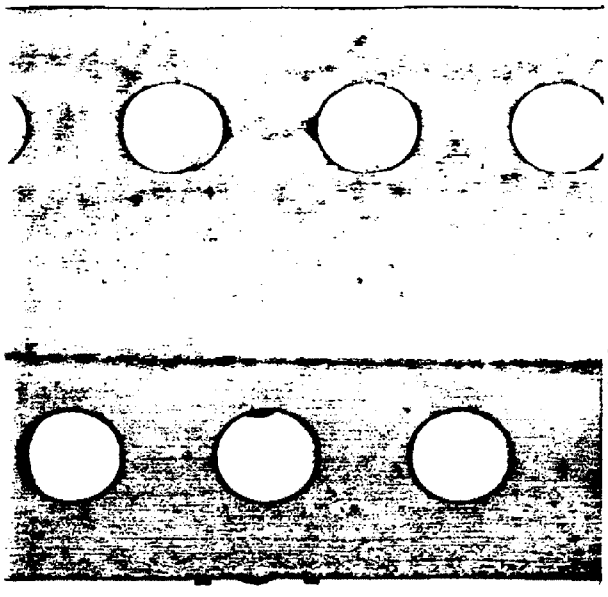
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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CHMT 86000.00
				CON TX 318.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 327.20
				CHECK 327.20
			03/03/94 01	10:47 0001 7002



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2314.3
IDENTIFICATION REFERENCE

94 MAR -3 AM 10: 46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 762428