PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 35488)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 180000.00

Affiant

Sworn and subscribed before me this
19th day of August, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Gregory Scott Clayton 4016 Dorcas Drive Nashville, TN 37215	Union Planters Bank of Middle Tennessee, N.A. P. O. Box 3137 Memphis, TN 38173-0137	116-16-033 BOOK 9447 PAGE 32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jae H. Lee, and spouse, Kisun Lee** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory Scott Clayton and Pamula Ann Cardin, as joint tenants with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs 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 No. 30 on the plan of Evergreen Heights - Part Two, of record in Book 1835, page 19, Register's Office for said County.

Said Lot No. 30 fronts 148.18 feet on the easterly margin of Dorcas Drive and extends back 182 feet on the northerly line and 195.2 feet on the southerly line to a dead line in the rear, measuring 56.6 feet thereon.

Being the same premises conveyed to Jae H. Lee by deed from John R. Sparks and spouse, Susan S. Sparks of record in Book 8310, page 474, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of Jae H. Lee by Kisun Lee as hisAttorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 4016 Dorcas Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of August, 1994.

Jae H. Lee
Jae H. Lee by Kisun Lee, Atty-in-Fact

Kisun Lee
Kisun Lee

State of Tennessee
County of Davidson

On this 19th day of August, 1994, before me the undersigned authority, personally appeared **Kisun Lee,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

Notary Public

State of Tennessee
County of Davidson

9447 PAGE 33

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kisun Lee**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jae H. Lee**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on August 19, 1994.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

My Commission Expires:

EXHIBIT "A"
To
WARRANTY DEED

3071 09/26 0101 03CHECK 675.00

FROM: Jae H. Lee and spouse, Kisun Lee

TO: Gregory Scott Clayton and Pamula Ann Cardin

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Kisun Lee

Kisun Lee, Affiant

Sworn to and subscribed before me

on August 19, 1994.

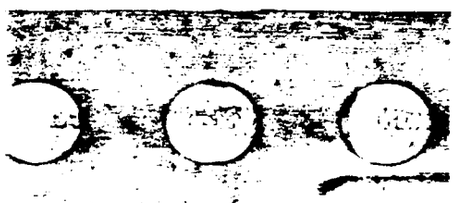
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

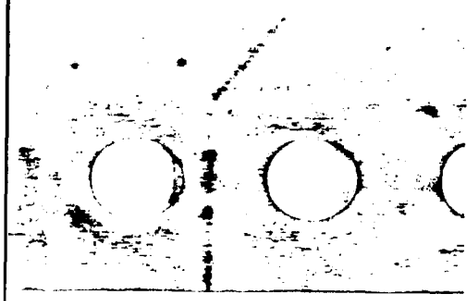
Notary Public

My Commission Expires:

94 AUG 26 AM 9:18
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
85003







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9447 PAGE 34

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT	
	180000.00
CON TX	666.00
PRFEE	1.00
WDEED	8.00
TOTAL	675.00
CHECK	675.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 AUG 26 AM 9:18

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

85003
IDENTIF. ← REFERENCE

No. 828479