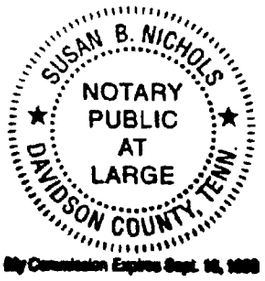
BOOK 2



My Commission Expires Sept. 18, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10039 PG 441
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 137,900.00

~~S.H.B~~ Seung Hoon Baik
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 19 96

Susan B. Nichols
Notary Public

MY COMMISSION EXPIRES: Sept. 18, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seung Hoon Baik	1st Nation Mortgage	150-12-A-50
(NAME)	(NAME)	
1908 Seasons Lake Court	7171 Harwin Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Houston, TX 77036	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Seung Hoon Baik and wife, Jung Yun Baik

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, TN, BEING Lot No. 724 on the Plan of Phase IV Somerset, of record in Book 7900, page 978 & 979, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Philhall Corporation and Randall Phillips Builders Corporation, by deed from Carl J. Strassle and wife, Sandra G. Strassle, of record in Book 5172, Page 405, Register's Office for Davidson County, Tennessee. The said Philhall Corporation having quitclaimed to Randall Phillips Builders, Inc., by an instrument of record in Book 5508, page 923 and re-recorded in Book 7411, page 171; property also conveyed by Articles of Merger in Book 7298, page 203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 7900, page 978 & 979; declaration of covenants. conditions, and rest of record in Book 7619, page 647, and amended in Book 7657, page 583; first supplementary in Book 7776, page 826; second supplementary in Book 8201, page 770; third supplementary in Book 8663, page 384; Book 8708, page 630; Book 9036, page 326; Book 9065, page 744; Book 9072, page 572; Book 9245, page 332; Book 9696, page 654; By-Laws Book 7619, page 679; 1st amendment to By-Laws in Book 9509, page 363, and Book 9647, page 472; charter of record in Book 7661, page 37, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
is improved (X) property, known as 1908 Seasons Lake Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of April 19 96

Phillips Builders, Inc.
By: Ruth Malstab, VP

STATE OF TENNESSEE
COUNTY OF

BOOK 10039 PG 442

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Vice-President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that she as such Vice-President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Malatak as such Vice-President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 30th day of April 19 96.

My commission expires Sept. 18, 1997

Susan B. Nichols
Notary Public

SUSAN B. NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 18, 1999

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Seung Hoon Baik and wife, Jung Yun Baik

RETURN TO:

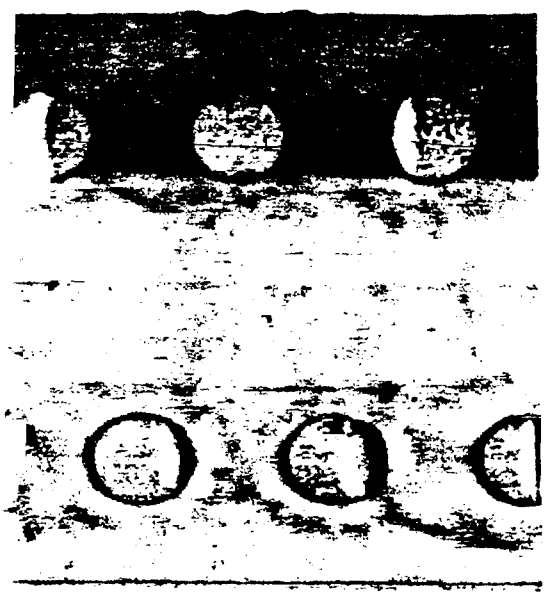
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

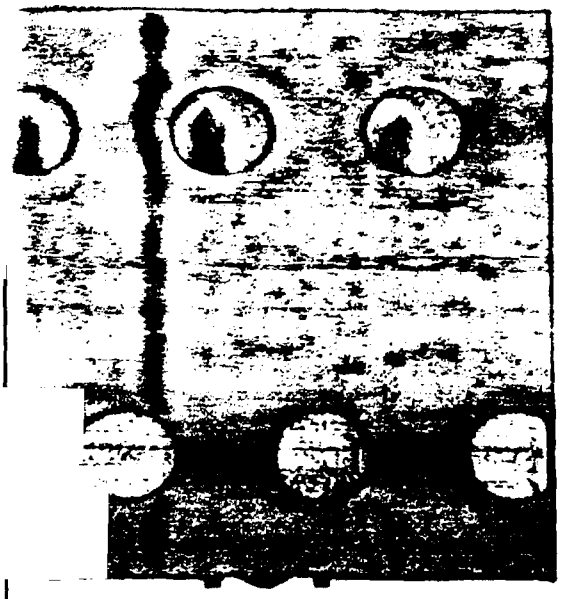
0178459
IDENTIF. ↑ REFERENCE

96 MAY -3 PM 1:59

REGISTER
COUNTY, TN.

MORTGAGE TAX 0.00 TRANSFER TAX 519.23 RECORDING FEE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10039 PG 443

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
			CAMT	
				137900.00
			CON TX	510.23
			PRFEE	1.00
			WDEED	8.00
			TOTAL	519.23
			CHECK	519.23

05/03/96 01 14:01 0001 7975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178459
IDENTIF. ↑ REFERENCE

96 MAY -3 PM 1:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1035999