0280296

BOOK 10373 PG 766

IDENTIFICATION

97 MAR 10 AM 9:21

DAVIDSON COUNTY, TN.

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **6th** day of **March, 1997** between **KI HYON KIM and MYUNG SOOK KIM, HUSBAND AND WIFE**, GRANTORs, and **CHI HYON KIM, UNMARRIED** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars (*$10.00*) and other good and valuable considerations, the receipt of which is hereby acknowledged, KI HYON KIM and MYUNG SOOK KIM, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto CHI HYON KIM, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1811 LISCHEY AVENUE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs do covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B"

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs and GRANTEE on the day and year first above written.

KI HYON KIM
Signature of Seller

MYUNG SOOK KIM
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **KI HYON KIM and MYUNG SOOK KIM, HUSBAND AND WIFE**, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **6th** day of **March, 1997.**

Notary Public

My Commission Expires 5/25/2000

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:

CHI HYON KIM
1811 LISCHEY AVENUE
NASHVILLE, TN 37207

Property Address:

1811 LISCHEY AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 71-8, PARCEL 313

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$36,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **6th** day of **March, 1997.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

A parcel of land in Davidson County, Tennessee, being Lot Number 2 on the Plan of Joywood, as of record in Book 974, page 45, of the Register's Office for Davidson County, Tennessee.

Said Lot Number 2 fronts 50 feet on the easterly side of Lischey Avenue and runs back between parallel lines 150 feet to a dead line on which it measures 50 feet.

Being the same property conveyed to KI HYON KIM, by deed from RAYMOND PATRICK POIRIER, UNMARRIED, A DELAWARE CORPORATION, of record in Deed Book 7901, Page 736, Register's Office for DAVIDSON County, Tennessee. The said KI HYON KIM married MYUNG SOOK KIM on February 21, 1988, and KI HYON KIM conveyed an interest as tenants by the entirety to his wife, MYUNG SOOK KIM, by Deed Creating Tenancy by the Entirety dated September 23, 1991, of record in Book 8459, page 383, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

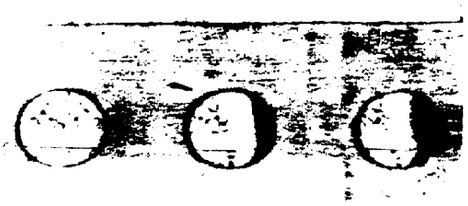
1. All County real property taxes for the year 1997 and subsequent years.

2. All matters set forth on the Plan of record in Plat Book 974, page 45, Register's Office for Davidson County, Tennessee.

&PRA#&. Any and all other matters appearing of record.

4203 03/10 0101 03CHECK 146.20

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

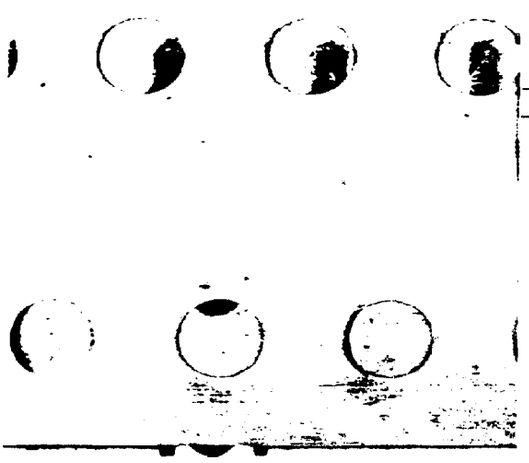
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CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX STATE TAX MORT
TD TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 36000.00
				CON TX 133.20
				PRFEE 1.00
				MDEED 12.00
				TOTAL 146.20
				CHECK 146.20

03/10/97 01 09:22 0001 4203

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0280296
IDENTIFICATION

97 MAR 10 AM 9:

DAVIDSON COUNTY

No. 1124574