Quality 48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON 10777 PG 64

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

x Thu-Nguyet T. Tran
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 5-16-99

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lan T. Nguyen	NationsBanc Mortgage Corporation	90-16-133
(NAME)	(NAME)	
524 Starliner Drive	P. O. Box 353	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Louisville, KY 40201-0353	
(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, Yang Choon Kim and wife, Kyu Sook Kim

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lan T. Nguyen and Thu-Nguyet T. Tran

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. 1008 on the Plan of Charlotte Park Subdivision, Section 13, of record in Book 2900, Page 142 and 143, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yang Choon Kim, a married person and wife, Kyu Sook Kim, joint tenants with rights of survivorship by deed from Mark R. Melton and wife, Linda S. Melton of record in Book 8496, Page 644, Register's Office for Davidson County, TN.

Subject to Restrictive Covenants in Book 3185, Page 544; Agreement in Book 2593, Page 566 and all matters shown on the plan of record.

98 FEB -2 PM 12:09
DAVIDSON COUNTY, TN.

0395857

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 524 Starliner Drive, Nashville, TN 37209
(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 our hand s this 30th day of January 19 98

Yang Choon Kim by Kyu Sook Kim ATTY in fact
Yang Choon Kim

Kyu Sook Kim
Kyu Sook Kim

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kyu Sook Kim, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of January, 1998.

5/16/99
Commission expires

Notary Public

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 5-16-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kyu Sook Kim, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Yang Choon Kim and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of January, 1998.

5/16/99
Commission expires

Notary Public

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 5-16-99

8220 02/02 0101 03CHECK 423.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10777 PG 66

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 112000.00
CON TX 414.40
PRFEE 1.00
WDEED 8.00
TOTAL 423.40
CHECK 423.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/98 01 12:09 0001 8220

0395857
IDENTIF. A REFERENCE

98 FEB -2 PM 12:09
REGISTER
DAVIDSON COUNTY, TN.

No.1248789