PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (ljh) Title No: 40113
Dav. Co. File: Box 8

98 JUN 29 PM 3:38

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

U45641 3

IDENTIFICATION REFERENCE

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Dukejoong Min<br>Margaret A. Min<br>82 Brookwood Terrace<br>Nashville, TN 37205 | Sunshine Mortgage Corporation |

TAX MAP-PARCEL NUMBERS: 103-10-099

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 227000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Michael Whelan and spouse, Karen Jones Whelan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dukejoong Min and spouse, Margaret A. Min,** 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. 65 on the Plan of Revised Plan of Hillwood Terrace, Section 2 of record in Plat Book 3300, Page 73, Register's Office for said County.

SAID Lot No. 65, which is a corner lot, fronts 103.3 feet on the northeasterly margin of Brookwood Terrace and fronts 139.5 feet on the broken southeasterly margin of Neartop Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 171.7 feet on the southeasterly line and 121.0 feet on the northeasterly line, to a point of intersection.

BEING the same property conveyed to Joseph Michael Whelan and spouse, Karen Jones Whelan by deed from George E. Beckmann, III and spouse, W. Beckmann of record in Book 8931, Page 361, 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 conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300, Page 73, said Register's Office, which Plan shows a 50 foot minimum building setback line from Brookwood Terrace and a 30 foot minimum building setback line from Neartop Drive and an easement for public utility and drainage purposes along the northeasterly line(s) of said lot, with an eight inch sewer line and a manhole lying therein; An easement for Sanitary Sewers and/or storm drainage granted to the metropolitan Government of Nashville and Davidosn County, Tennessee, by instrument of record in Book 3991, Page 908, said Register's Office.

This instrument is executed on behalf of Joseph Michael Whelan and Karen Jones Whelan by Lynn Samuels as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently

herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

**This is improved property, known as:** 82 Brookwood Terrace, Nashville, TN 37205

**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 26th day of June, 1998.

Joseph Michael Whelan, By: Lynn Samuels, Atty-In-Fact

Karen Jones Whelan, By: Lynn Samuels, Atty-In-Fact

State of Tennessee
County of Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 227000.00

Affiant

Sworn and subscribed before me on the 26th day of June, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lynn Samuels**, 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 **Joseph Michael Whelan** and **Karen Jones Whelan**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of June, 1998.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

## EXHIBIT "A"
To
WARRANTY DEED

**FROM: Joseph Michael Whelan and Karen Jones Whelan**

**TO: Dukejoong Min and Margaret A. Min**

## 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(s) 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 a principal's death, disability, or incapacity.

Further the Affiant Saith not.

**Lynn Samuels, Affiant**

Sworn to and subscribed before me this
26th day of June, 1998.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

7128 06/29 0101 03CHECK 852.90

*Wldoc: PAS Exhib WD—9/91*

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

RECEIVED OF _____

FOR _____

BOOK 10997 PAGE 035

| | | |
|---|---|---|
| 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 | |
| | | | | 227000.00 |
| | | | CON TX | 839.90 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 852.90 |
| | | | CHECK | 852.90 |
| 06/29/98 | | 01 | 15:39 | 0001 7128 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456413
IDENTIF. # REFERENCE

98 JUN 29 PM 3:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312920