PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 40823
Dav. Co. File: Box 8

BOOK 11489 PG. 209

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Adin Lara Kristin S. Lara 2304 Sharondale Drive Nashville, Tennessee 37215	Same

TAX MAP-PARCEL NUMBERS: 117-02-231

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 147000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grace M. Bahng, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Adin Lara and spouse, Kristin S. Lara,** 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. 2-B on the plan of Zone Lot Division of Lots 1 and 2, Resubdivision of Lot 14, Sharondale of record in Book 6050, page 238, Zone Lot Division contained in Book 6900, page 30, Register's Office for said County.

SAID Lot No. 2-B fronts 25.0 feet on the northeasterly margin of Sharondale Drive and extends back 305.28 feet on the southeasterly line and 307.42 feet on the northwesterly line to a dead line in the rear, measuring 24.94 feet thereon. Together with and subject to as an appurtenance thereto a Joint Driveway Agreement of record in Book 6985, page 875, said Register's Office.

BEING the same property conveyed to Grace M. Bahng by deed from Ellen C. Tewes, a single person, of record in Book 9002, page 361, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, of record in Book 6050, page 238, zone lot division containted in Book 6900, page 30, said Register's Office, which shows minimum building setback lines to be determined by Metro Zoning ordinance and a 5 and 10 foot easement for public utility purposes along the southeasterly and rear lines, respectively of said lot; Restrictive covenants of record in Book 6985, page 875, said Register's Office. An easement for maintenance of electric power transmission line and underground sanitary sewers across the rear portion of said lot of record in Book 4743, page 547, as shown on said plat. Subject to dedication of joint driveway of record in Book 6985, page 875, said Register's Office. Subject to anchor easement as granted by instrumentof record in Book 5946, page 921, said Register's Office.

This is improved property, known as: 2304 Sharondale Drive, Nashville, Tennessee 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.

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WITNESS THE EXECUTION HEREOF this 20th day of May, 1999.

Grace M. Bahng

Grace M. Bahng

State of Tennessee
County of Davidson

On this 20th day of May, 1999, before me the undersigned authority, personally appeared **Grace M. Bahng**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 147000.00

J. Arlen Jan
Affiant

Sworn and subscribed before me on the 20th day of May, 1999.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires: _____

05899908

IDENTIFICATION REFERENCE

99 MAY 21 PM 1:05

BILL BOYD REGISTER
DAVIDSON COUNTY, TN.

Widec: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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0589908

IDENTIFICATION REFERENCE

99 MAY 21 PM 1:03

CITY OF DAVIDSON COUNTY
REGISTER
DAVIDSON COUNTY, TN

PART

	147000.00
CON TX	543.90
PRFEE	1.00
UFEED	8.00
CFEE	2.00
TOTAL	554.90
CHECK	554.90

05/21/99 01 13:09 0001 9167

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1463789