Realty 404

PREPARED BY:
Amy E. Adams, Attorney
Taylor, Pigue, Marchetti, Bennett & McCaskill, PLLC
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

RETURN TO:
Realty Title & Escrow Company, Inc.
428 Wilson Pike Circle
Brentwood, TN 37027

Name and Address of Property Owner:

Douglas Choi and Kisun Choi
809 Nashua Court
Nashville, TN 37209

Send Tax Bills to:

American Dollar Funding
5725 Buford Hwy #234
Doraville, GA 30340

BOOK 11494 PG. 895

Property Address:

809 Nashua Court
Nashville, TN 37209

Map/Parcel #:

91-5-264 / 08DA62248

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **May, 1999** between **THE MARCHETTI COMPANY**, GRANTOR, and **Douglas Choi and Kisun Choi, husband and wife**, GRANTEES.

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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying City of **NASHVILLE**, county of **DAVIDSON**, State of TENNESSEE, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Brookewood, Phase Two, of record in Book 8250, Page 877, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to The Marchetti Company by Quitclaim Deed of record in Book 10097, Page 310, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEES, GRANTEES' heirs, successors and assigns forever. The GRANTOR does convenant and agree with the said GRANTEE that GRANTO is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession therteto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

THE MARCHETTI COMPANY

Michael V. Marchetti, President
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Amy E. Adams, a Notary Public of said State and County aforesaid, personally appeared **Michael V. Marchetti** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **THE MARCHETTI COMPANY**, the within named bargainor, a corporation, and that he/she as the name of the corporation by himself (or herself) as President.

Witness my hand and seal, at office in Nashville, this the 20th day of May, 1999.

Amy E. Adams
Notary Public

My Commission Expires: My Commission Expires JAN. 25, 2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

BOOK 11494 PG. 896

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

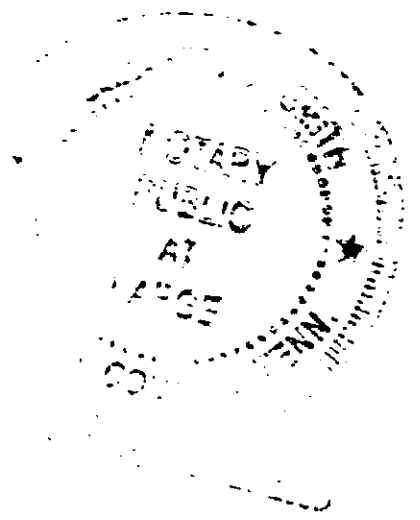
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$89,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of May, 1999.

Notary Public

My Commission Expires: _____



0591565

RECEIVED FOR REFERENCE

99 MAY 26 PM 12:49

ELL GARDNER CLERK & REGISTER
DAVIDSON COUNTY, TN.

0551 05/26/99 0101 03CHECK 340.30

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

BOOK 11494 PG. 897

CAMT	89000.00
CON TX	329.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	340.30
CHECK	340.30

05/26/99 01 12:53 0001 0951

05915655

[illegible] REFERENCE

99 MAY 26 PM 12:49

[illegible] REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465529