PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 41507bw
Dav. Co. File: Box 8

Instr:200003070023254 Page: 1 OF 2
REC'D FOR REC 03/07/2000 1:47:19PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $333.00

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Janné L. Howard 737 Heritage Drive Madison, TN 37115	First Republic Mortgage Corp. 3212 West End Ave, Suite 500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 042-08-033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 90,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Yoon Suk Lee and spouse, Soon Ok Lee,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Janné L. Howard,** 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. 8 on the Plan of Heritage Village, Phase III of record in Plat Book 5800, page 214, Register's Office for said County.

SAID Lot No. 8 fronts 88.0 feet on the northwesterly margin of Heritage Drive and extends back 132.24 feet on the southwesterly lines and 114.01 feet onthe northeasterly line to a dead line in the rear, measuring 89.87 feet thereon.

BEING the same property conveyed to Yoon Suk Lee and wife, Soon Ok Lee by deed from Fox Ridge Company, a Limited Partnership of record in Book 6437, page 425, 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 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5800, page 214, said Register's Office, which Plan shows a 20 foot minimum building setback line from Heritage Drive, a 10 foot foot easement for public utility and drainage purposes along the southerly front line(s), a 2.5 x 20 foot utiliyt anchor easement located on the southeasterly front corner of said lot, and a 10 foot easement for sewer along the rear line, and a 10 foot easement for sewer along the southwesterly side line, with an 8 inch sewer line lying therein; Restrictive covenants of record in Book 6076, page 65, and Book 6290, page 257, said Register's Office.

This is improved property, known as: 737 Heritage Drive, Madison, TN 37115

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 29th day of February, 2000.

Yoon Suk Lee

Soon Ok Lee

State of Tennessee
County of Davidson

On this 29th day of February, 2000, before me the undersigned authority, personally appeared **Yoon Suk Lee** and **Soon Ok Lee**, 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.

My Commission Expires: _____ Notary Public

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2003

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: $ 90,000.00

Affiant

Sworn and subscribed before me on the 29th day of February, 2000.

My Commission Expires: _____ Notary Public

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2003