PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 41494bw
Dav. Co. File: Box 8

Instr:20000310002509 Page: 1 OF 2
REC'D FOR REC 03/10/2000 2:06:39PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $613.83

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey J. McGinnis Amy B. McGinnis 504 Sable Ridge Court Nashville, TN 37221	Bank of America 2059 Northlake Parkway Tucker, GA 30084

TAX MAP-PARCEL NUMBERS: 156-01-A-025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 165,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kun S. An and spouse, Misuk An,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey J. McGinnis and spouse, Amy B. McGinnis,** 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. 25 on the Plan of Amber Hills Subdivision of record in Plat Book 7900, page 377, Register's Office for said County.

SAID Lot No. 25 fronts 46.36 feet on the northerly margin of Sable Ridge Court and extends back 118.95 feet on the easterly line and 176.31 feet on the westerly line to a dead line in the rear, measuring 181.15 feet thereon.

BEING the same property conveyed to Kun S. An and wife, Misuk An by deed from The Zeitlin Group of record in Book 8685, page 171, 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 7900, Page 377, said Register's Office, which Plan shows a 20 foot minimum building setback line from Sable Ridge Court together with a designated building site and 15 foot foot easement for public utility and drainage purposes along the southerly front line, and a 20 foot easement for public utility and drainage pruposes along the easterly side line and a 40 foot public utility and drainage easement along the northwesterly rear corner, becoming a 20 foot public utility and drainage easement across the northerly portion of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 8535, page 775, Book 8563, page 563, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 504 Sable Ridge Court, Nashville, TN 37221

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 25th day of February, 2000.

Kun S. An

Misuk An

State of Tennessee
County of Davidson

On this 25th day of February, 2000, before me the undersigned authority, personally appeared **Kun S. An** and **Misuk An**, 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: 5-28-2000

Notary Public

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: $ 165,900.00

Affiant

Sworn and subscribed before me on the 25th day of February, 2000.

My Commission Expires: 5-28-2000

Notary Public