PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 41676
Dav. Co. File: Box 8

Instr:200006020055257 Page: 1 OF 2
REC'D FOR REC 06/02/2000 3:14:05PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1517.00

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher Yoo Kris K. Yoo 3307 Wimbledon Road Nashville, TN 37215	Bank of America 5200 Gateway Cypress, CA 90630

TAX MAP-PARCEL NUMBERS: 117-09-016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 410000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Fred Kyle Lehning, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Yoo and spouse, Kris K. Yoo,** 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 lots Nos. 57, 58 and 59 of Block "F" on the Revised Plan of Woodmont Acres, as of record in Book 843, page 102, Register's Office for said County.

SAID Lot No. 57 fronts 25 feet on the southerly side of Wimbledon Road and runs back between parallel lines 154.6 feet on the easterly line and 154.94 feet on the westerly line to a dead line.

SAID Lot No. 58 fronts 25 feet on the southerly side of Wimbledon Road and runs back between parallel lines 154.28 feet on the easterly line and 154.61 feet on the westerly line to a dead line.

SAID Lot No. 59 fronts 25 feet on the southerly side of Wimbledon Road and runs back between parallel lines 153.95 feet on the easterly line and 154.28 feet on the westerly line to a dead line.

BEING the same property conveyed to Fred Kyle Lehning, married by deed from H. Jackson Brown, Jr. of record in Book 9543, page 3, Register's Office for said County. By Quitclaim Deed of record in Book 9543, page 12, said Register's Office, the said Vicki L. Lehning conveyed her interest in subject property to Fred Kyle Lehning.

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 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 843, Page 102, said Register's Office, which Plan shows a 50 foot minimum building setback line from Wimbledon Road.

This is improved property, known as: 3307 Wimbledon Road, Nashville, TN 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.

WITNESS THE EXECUTION HEREOF this 31st day of May, 2000.

Fred Kyle Lehning

State of Tennessee
County of Davidson

On this 31st day of May, 2000, before me the undersigned authority, personally appeared **Fred Kyle Lehning**, 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: 5/30/04

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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: $ 410000.00

Affiant

Sworn and subscribed before me on the 31st day of May, 2000.

Notary Public

My Commission Expires: 5/30/04

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.