WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th Day of December, 2000.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 25, 2003.

(AFFIX SEAL)

Record & Return To:

Soutehrn Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027
File No. 200011432

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jin Kun Cha	Chase Manhattan Mtg Corp	Map 131-08-0
(NAME) 4420 Granny White Pike	(NAME) P.O. Box 572405	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Murray, Utah 84157	Parccel 048.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bobbie L. Spraker and G. Christine Smithson, each unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jin Kun Cha, married** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 5 of Granny White Court, a plan of which is of record in book 2854, page 115, Register's Office for Davidson County, Tennessee, being described as follows, to-wit:

Beginning at an iron pin, the common corners of Lot No. 5 and 6; running thence north 85 degrees, 18 minutes West 285.21 feet to a concrete monument in the easterly margin of a 20 foot dedication for additional right-of-way to Granny White Pike; thence North 1 degree, 25 minutes, East 121.39 feet with the margin of said dedication to a concrete monument; thence around a curve with a radius of 25 feet in a northeasterly dircetion 39.38 feet to a concrete monument in the southerly margin of Granny White Court; thence South 88 degrees, 20 minutes East 258.89 feet, with the margin of said Granny White Court, to an iron pin; thence in a southerly direction with the westerly margin of Lot No. 6, 161.5 feet to the point of beginning.

Being the same property conveyed to Bobbie L. Spraker and G. Christine Smithson, each unmarried from Rose B. Taylor, unmarried by Warranty Deed of record in Book 4821, page 765, Register's Office of Davdison County, Tennessee.

Subject to all matters as shown on plan of record in Plat Book 2854, page 115, Register's Office for Davidson County, Tennessee; Easement of Record in Book 4121, page 333, said Register's Office.

This is unimproved ( )
improved(x) property, known as 4420 Granny White Pike Nashville TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 8th Day of December, 2000.

Bobbie L Spraker
Bobbie L. Spraker

G Christine Smithson
G. Christine Smithson

Davidson County DEEDWARR
Recvd: 12/13/00 09:59 2pgs
Fees:11.00 Taxes:971.25

20001213-0122618

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Bobbie L. Spraker and G. Christine Smithson, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th Day of December, 2000.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003

MY COMMISSION EXPIRES: _____

