FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/01 13:36 2pgs
Fees:11.00 Taxes:548.71
20010403-0032162

ZANA C. PE... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 148,300.00
OL Rae Lim
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF March 20 01

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ok Rae Lim	Terrace Mortgage Company	MAP 135-6-0-A
(NAME)	(NAME)	
105 Forge Ridge Court	900 Ashwood Parkway; Suite 130	PARCEL 47 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Atlanta, GA 30338	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frank Batson Quality Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ok Rae Lim, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 47, on the Plan of Resubdivision of Lot 1, Forge Ridge, of record in Plat Book 9700, Page 295 and 296 and corrected in Book 10316, Page 880, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Gyu B. Choi joins in this Deed of Trust for the purpose of conveying and waiving such marital rights, if any, he may have in and to the said property. The said Gyu B. Choi having no personal liability in connection with the loan to which reference is made herein.

Being part of the same property conveyed to Frank Batson Quality Homes, Inc. by deed from Gregory S. Perrone, Trustee of record in Book 11504, Page 54, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10284, Page 937; Book 10316, Page 880; Book 10284, Page 958, said Register's Office.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 295 and 296 and corrected in Book 10316, Page 880,

CONTINUED

unimproved ( )
This is improved (X) property, known as 105 Forge Ridge Court, Nashville, TN 37217
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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 hand this 30th day of March, 20 01

Frank Batson Quality Homes, Inc.
By: F.C. Batson
Frank C. Batson, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Frank Batson Quality Homes, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank C. Batson as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 30th day of March 20 01 .

My commission expires March 29, 2003

_____
Notary Public

ZANY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

said Register's Office; and (3) Storm Water Easement of record in Book 10757, Page 488, said Register's Office.