Bk 2

Davidson County DEEDWARR
Recvd: 05/25/01 14:24 2pgs
Fees:11.00 Taxes:493.95

20010525-0054803

BETTY HODGES NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
My Commission Expires 3/10/2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES: 3/10/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Perez (NAME)	Countrywide Home Loans (NAME)	MAP: 147-01
631 Harding Place (ADDRESS)	155 North Lake Avenue (ADDRESS)	PARCEL: 232.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (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, Kil Koo Kang and wife, Kyung Ran Kang

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan Perez and wife, Elvira Perez

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:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Section Two, Caldwell Hall, of record in Book 2900, page 96, Register's Office for said County.

Said Lot No. 248 fronts 80.0 feet on the southerly margin of Harding Place and extends back 158.8 feet on the easterly line and 148.5 feet on the westerly line to a dead line in the rear, measuring 85.0 feet thereon.

Being the same property conveyed to Kil Koo Kang and wife, Kyung Ran Kang by deed dated May 29, 1987, from Janette C. Weldenof record in Book 7256, page 491, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2900, page 96; of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 631 Harding Place, Nashville, Tennessee 37211
(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 our hand s this 18th day of May, 2001

Kil Koo Kang

Kyung Ran Kang

STATE OF TENNESSEE
COUNTY OF **Davidson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kil Koo Kang and wife, Kyung Ran Kang

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 18th day of May 2001.

Commission expires 3/10/03

BETTY LODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Notary Public

My Commission Expires 8/10/2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Kil Koo Kang and wife, Kyung Ran Kang

TO

Juan Perez and wife, Elvira Perez

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027