Davidson County DEEDWARR
Recvd: 06/15/01 14:47 3pgs
Fees:15.00 Taxes:458.80
20010615-0063656

This Instrument Prepared by Howard Comfort
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

SGBN-00493

Return to:
ELITE TITLE COMPANY LLC
109 WESTPARK DRIVE SUITE 100
BRENTWOOD, TN 37027

# WARRANTY DEED

**THIS INDENTURE,** made this 8th day of June, A.D., 20 01, between **BALARAJU GOLLAKISTAGARI and HEMALATHA GOLLAKISTAGARI, husband and wife,** of the City of Antioch, State of TEnnessee, First Parties, and

SUNG TAE CHON

of the City of Antioch, State of Tennessee, Second Parties

**WITNESSETH;** that said First Parties, for and in consideration of the sum of TEN AND NO/100 ---------- ($ 10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Chelsea Village Section 1, of record in Plat Book 7900, page 119, 120 and 121 Register's Office for said County, to which reference is made for a more complete description.

BEING the same premises which Mario C. Ellis, by Deed dated 9/29/97 and recorded in Davidson County, Tennessee in Deed Book Volume 10631, Page 934&c., granted and conveyed unto Balaraju Gollakistagari and Hemalatha Gollakistagari, husband and wife, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

_____(L.S.)

_____(L.S.)
Balaraju Gollakistagari

_____(L.S.)
Hemalatha Gollakistagari

**STATE OF TENNESSEE** }
**COUNTY OF** _____ }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State. **BALARAJU GOLLAKISTAGARI and HEMALATHA GOLLAKISTAGARI, husband and wife,** the within named bargainor, 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 office, in Clarke County, this 30 day of May 2000

_____
Notary Public

Marie T. Oliverio
Notary Public, Oglethorpe County, Georgia
My Commission Expires August 4, 2003

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Sung Tae Chon
ADDRESS 625 Cadogan Court
Antioch, TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

ADDRESS SAME

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 124,000.00 . Affiant _____.

Subscribed and sworn to before me this 8 day of June 2001.

Notary Public _____

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 147-7-A, PARCEL 116).

2. All matters as set forth on the Plan of record in Plat Book 7900, page 119-121, said Register's Office, which plan includes a 10-foot public utility and drainage easement along the rear lot line; and a 2.5-foot X 25-foot utility anchor easement on the northeast corner of said property.

3. Declaration of Covenants and Restrictions, of record in Deed Book 8082, Page 329, as amended in Book 8842, page 434, Register's Office for DAVIDSON County, Tennessee.

4. Addendum to Declaration of Covenants and Restrictions, of record in Book 8083, page 386, said Register's Office.

5. By-laws of Chelsea Village Homeowners Association, of record in Book 8082, page 348, said Register's Office.

6. Articles of Incorporation for Chelsea Village Homeowners Association, of record in Book 8813, page 192, said Register's Office.