FILE BOX 45

ZANA G. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF January, 2002
Notary Public
MY COMMISSION EXPIRES 03/29/03
(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 |
|---|---|---|
| Tonvia R. Nelson (NAME) | Union Planters Bank, N.A. (NAME) | MAP 63 16-0-B |
| 1112 Dawnwood Drive (ADDRESS) | 7130 Goodlett Farms Parkway (ADDRESS) | PARCEL 193CO |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | Cordova, TN 38016 (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, Young Namkoong (formerly Young Namkoong Caldwell)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tonvia R. Nelson, unmarried,

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. 275 on the Plan of Hampton Park (f/k/a Chitwood Downs) of record in Plat Book 6900, Page 405 as amended in Plat Book 6900, Pages 550-552 and as corrected by Certificate of Correction of record in Book 7462, Page 445, Book 8110, Page 401, and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Young Namkoong (formerly Young Namkoong Caldwell) by Quitclaim Deed from Clint Allen Caldwell, of record in Instrument 20001227-0126473, Register's Office for said County. See also deed of record in Book 10235, Page 917, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 7351, Page 852; Book 7451, Page 739; Book 8336, Page 393, Register's Office for said County.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 405, as amended in Plat Book 6900, Pages 550-552 and as corrected by Certificate of Correction of record in Book 7462, Page 445, and Book 8110, Page 401, and amended in Book 8181, Page 112, said Register's Office; and (3)Easements of record in Book 7489, page 515, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 1112 Dawnwood Drive, Old Hickory, TN 37138
(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 31st day of January 20 02

Young Namkoong

Davidson County DEEDWARR
Recvd: 02/04/02 13:49 2pgs
Fees:13.00 Taxes:517.63

20020204-0015209

RECORDED
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT WAS UNSATISFACTORY WHEN RECEIVED. OR

STATE OF OKLAHOMA
COUNTY OF LeFlore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Young Namkoong (formerly Young Namkoong Caldwell)

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Poteau Oklahoma this 31st day of January 20 02

Commission expires Dec 24, 2005

Notary Public

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 (or proved to me on the basis of satisfactory evidence) 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 20.

My commission expires

Notary Public