STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $97,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 2nd day of May, 2002.

Notary Public
My Commission Expires: 11/27/04

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/03/02 13:59 3pgs
Fees:18.00 Taxes:358.90
20020503-0054741

ADDRESS NEW OWNER:
1900 Richard Jones Road, Unit S-3
Nashville, TN 37215

SEND TAX BILL TO:
SAME

Map: 117-15-A, Parcel: 171 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SOON H. SEO, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto JESSE F. McRAE, hereinafter the GRANTEE, his successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is (_x_)improved property known as 1900 Richard Jones Road, Unit S-3, Nashville, TN 37215.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following: See attached Exhibit "B" for exceptions.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs, successors, representatives and assigns, forever: GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 2nd day of May, 2002.

GRANTOR:
SOON H. SEO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, SOON H. SEO, the within named 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. at office, this 2nd day of May, 2002.

Notary Public
My Commission Expires: 11/27/04

EXHIBIT 'A'
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee being Unit No. S-3 on the plan of Green Hills Terrace Condominium Apartments, of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Soon H. Seo by QuitClaim Deed from Joong S. Seo, of record in Book 10654, Page 337 and by corrective Warranty Deed conveying said property to Soon H. Seo by Joong Sik and Hyunmi Kate Seo, his wife, recorded as Instrument No. 20020503.0054740, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

EXCEPTIONS

1. Real property taxes for the year 2002, a lien not yet due and payable

   Map 117-15-A Parcel 171 CO

2. Hazardous Substances Certificate and Indemnity Agreement dated September 12, 1997 made by Joong S. Seo, a single man and SouthTrust Bank, filed for record in Book 10638, Page 275, Register's Office for Davidson County.

3. Subject to the Master Deed of record in Book 5304, Page 702, and Book 5304, Page 745, and Book 7841, Page 557, and Book 9830, Page 181, said Register's Office, which set forth restrictions, assessments, liens and other matters to which reference is hereby made for more complete description.

4. The plan of record in Book 5200, page 64, said Register's Office, which shows minimum building setback lines and easements, and to which plan reference is hereby made for a more complete description thereof.

5. Easement by M.C. Morris and Sidney Averbach, dedicated by instrument of record in Book 4320, Page 896, said Register's Office, which is as follows: "Do hereby dedicate and grant a permanent easement, for the common use and enjoyment of and by all tenants now or hereafter residing on either of the afore described tracts encompassing the said apartment project.

6. Easement granted to Metropolitan Government for sanitary sewers and/or storm drainage of record in Book 3879, page 569, Register's Office.

7. Memorandum of Lease by and between Green Hills Terrace and Web Service Company, Inc. of record in Book 7523, Page 260, Register's Office of Davidson County.

8. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, convenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed, of record in Book 5304, page 702, Register's Office for Davidson County, Tennessee.

9. Rights of others in and to the use of the common areas as shown on map recorded in Book 5304 ,Page 702, and as contained in the Declaration, Covenants, Restrictions, and By-Laws.

10. Subject to the Master Deed of record in Book 5304, page 702, and Book 5304, page 745, and Amended in Book 7841, page 557 and Book 9830, Page 181, Register's Office of Davidson County, Tennessee, which set forth restrictions, assessments, liens and other matters and to which reference is hereby made for more complete description.