Bk 33 6

After Recording Return To:
~~Nations Title Agency, Inc.~~
5214 Maryland Way, Suite 208
Brentwood, TN 37027
02TN0196

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **July, 2002** between **DENNIS GARY LAWSON and PATRICIA W. LAWSON** , GRANTOR, and **KICHON CHOI and SEUNG WOO CHOI** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **ANTIOCH,,** County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Lot No. 50 on the Plan of Pinnacle Point Subdivision, Phase Two, of record in Plat Book 6900, page 140 and 141, Register's Office for Davidson County, Tennessee, reference to said plat is hereby made for a more complete description.

Being the same property conveyed to Dennis Gary Lawson and wife, Linda A. Lawson, by deed from Deluxe Homes, Inc., a Tennessee Corporation, of record in Book 10497, Page 772, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record in Book 6405, Page 169; any and all matters in Plan of record in Plat Book 6900, Page 140 and 141; Declaration of Covenants, Conditions and Restrictions of record in Book 7032, Page 733 and certificate of correction of acknowledgement of oath of record in Book 7065, Page 959, amended in Book 7067, Page 739 and Book 10097, Page 390 (made null and void in Instrument No. 20010504-0046047); Master Deed of record in Book 7032, Page 730; Storm water detention agreement of record in Book 6594, Page 983, Book 6865, Page 79, Book 7274, Page 506 and Book 7424, Page 953; Easement (South Central Bell) of record in Book 6803, Page 287; Sewer easement of record in Book 6825, Page 683; Articles of incorporation (Pinnacle Point) of record in Book 7058, Page 234; Deed of conveyance of record in Book 7097, Page 158; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

DENNIS GARY LAWSON
Signature of Seller

Patricia W Lawson
PATRICIA W. LAWSON
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/11/02 10:37 2pgs
Fees:13.00 Taxes:591.63

20020711-0083461

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DENNIS GARY LAWSON and HIS WIFE, PATRICIA W. LAWSON,** the within named bargainors, 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, at office, this **5th** day of **July, 2002.**

Alan D Roberts
Notary Public

My Commission Expires: 7-30-05

Name and Address of Property Owner:

KICHON CHOI and SEUNG WOO CHOI
1213 ORCHARD MOUNTAIN COURT
ANTIOCH, TN 37013

Property Address:

1213 ORCHARD MOUNTAIN COURT
ANTIOCH, TN 37013

Person Responsible for Taxes:

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

135-14-A

Parcel #: 50 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$159,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Beverly Markham
Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **July, 2002.**

Alan D. Roberts
Notary Public

My Commission Expires: 7-30-05

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.