STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of January, 2003.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 1/27/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/04/03 15:34 3pgs
Fees:18.00 Taxes:1013.80
20030204-0015427

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kelly D. Costanza
7808 Haydenberry Cove
Nashville, Tennessee 37072

SEND TAX BILLS TO:
First Franklin Financial Corp.
150 Allegheny
Pittsburgh, PA 15212

MAP-PARCEL NUMBERS:
141-14-A--39

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kontak Lee and wife, Sinok Lee** hereinafter referred to as Grantors, hereby transfers and conveys to **Kelly D. Costanza, a married woman** hereinafter referred to as 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. 39 on the Plan of Hanover Park of Sheffield, of record in Book 9700, pages 154, 155, and 156, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Kontak Lee and wife, Sinok Lee by Deed from Beazer Homes Corp., DBA Phillips Builders of record in Book 10525, page 79, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Pages 154 - 156, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10020, Page 110 and Book 10301, page 178, and Book 10640, page 950, Register's Office for Davidson County, Tennessee.

Charter of the Homeowner's Association of record in Book 10024, page 619, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7808 Haydenberry Cove, Nashville, Tennessee 37072.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 28th day of January, 2003.

Kontak Lee by Phillip Cantrell Attorney In Fact

Kontak Lee

Sinok Lee by Phillip Cantrell Attorney In Fact

Sinok Lee

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 Phillip Cantrell, with whom I am personally acquainted and who proved himself to be the attorney in fact of Kontak Lee and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of January, 2003.

Notary Public

My Commission Expires: _____

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 Phillip Cantrell, with whom I am personally acquainted and who proved himself to be the attorney in fact of Sinok Lee and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of January, 2003.

Notary Public

My Commission Expires:_____