File #200350514

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
05TN03167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 223,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of June, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RONALD C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sang P. Park	Bank of America	Map 172-05-B
(NAME) 5808 Sterling Oaks Drive	(NAME) 9000 Southside Boulevard	Parcel 080.00 CO
(ADDRESS) Brentwood TN 37027	(ADDRESS) Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **BRENDA K. ARTZ, AN UNMARRIED WOMAN**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **SANG P. PARK**, 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 all of Lot No. 12, on the Plan of Final Plat of Sterling Oaks, Phase II, as shown by plat appearing of record in Plat Book 11190, Page 141, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Brenda K. Artz, an unmarried woman by Warranty Deed of record in Instrument No. 20000915-0092107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants Conditions and Restrictions of record in Book 10951, Page 547; Amended in Book 11514, Page 959; By-Laws of record in Book 10951, Page 587; Charter for Sterling Oaks Homeowner's Association of record in Book 10951, Page 540 and, any and all matters shown on plat of record in Plat Book 11190, Page 141; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5808 Sterling Oaks Drive, Brentwood, TN 37027
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 07/01/03 10:28 2pgs
Fees:13.00 Taxes:825.10
20030701-0090526

Witness our hands this 26th day of June, 2003.

Brenda K. Artz

Brenda K. Artz

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Brenda K. Artz, an unmarried woman who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of June, 2003.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076