THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21683-08-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $770,000.00. Affiant Subscribed and sworn to before me, this day of September, 2003 Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Mr. Karsten Lampka and Ms. Jill M. Pulley 5309 Cherry Blossom Trail Nashville, TN 37215	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	**Tax Information:** Map No.145.14 Parcel No. 074.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hak Choy and wife, Sun Jun Kang** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karsten Lampka and wife, Jill M. Pulley** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5309 Cherry Blossom Trail, Nashville, TN, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this September 9, 2003.

Hak Choy By: Gail Wallin, Atty-in-Fact

Hak Choy, BY: Gail Wallin, Attorney-in-Fact pursuant to a power of attorney being placed of record immediately prior hereto

Sun Jun Kang By: Gail Wallin, Atty-in-Fact

Sun Jun Kang, BY: Gail Wallin, Attorney-in-Fact pursuant to a power of attorney being placed of record immediately prior hereto

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAIL WALLIN, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said HAK CHOY AND SUN JUN KANG and is authorized by the said HAK CHOY AND SUN JUN KANG to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 9th day of SEPTEMBER, 2003.

My commission expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 09/18/03 15:00 2pgs
Fees:13.00 Taxes:2849.00

20030918-0138470

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of (Revised) Section XV Tyne Valley Estates as of record in Plat Book 5200, page 338, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Hak Choy and wife, Sun Jun Kang by deed dated October 31, 1995 from Stephen M. Staggs and wife, Laurel Cheek Staggs of record in Book 9848, page 595, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7499, page 446, Register's Office for Davidson County, Tennessee; and
4) All matters appearing on the Plan of record in Plat Book 5200, page 338, Register's Office for Davidson County, Tennessee.