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Realty Title
USA

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

Davidson County DEEDWARR
Recvd: 11/11/03 11:54 2pgs
Fees:13.00 Taxes:549.45
20031111-0164932

ROBERT J. AMES
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: JUNE 21, 2005

01-0212-24314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $148,500.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2003.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Chongun Kim	Sebring Capital Partners	173-04-O-A
5057 West Oak Highland Drive	4000 International Pkwy,#3000	116.00CO
Antioch TN 37013	Carrollton, TX 75007	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tong Wha Lee and wife, Sung Shin Lee, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chongun Kim and husband, Inchul Chang, hereinafter called the Grantees, their successors 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. 116 on the Plan of Phase 1, Oak Highlands, of record in Plat Book 6900, Pages 432-435, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Tong Wha Lee and wife, Sung Shin Lee by deed from Federal Home Loan Mortgage Corporation, dated March 25, 1992, recorded April 1, 1992, of record in Book 8590, Page 819, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5057 West Oak Highland Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of October, 2003.

Tong Wha Lee by Dae Sung Bae att'y in fact.
Tong Wha Lee

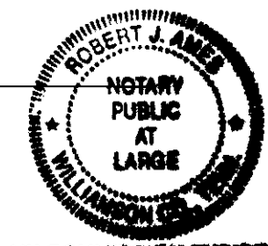
Sung Shin Lee by Dae Sung Bae att'y in fact.
Sung Shin Lee

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 Dae Sung Bae, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for Tong Wha Lee and Sung Shin Lee and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and seal at Brentwood, TN, this 31st day of October, 2003.

Notary Public



My commission expires: _____