Davidson County DEEDWARR
Recvd: 01/12/04 14:02 2pgs
Fees:13.00 Taxes:1110.00

20040112-0004680

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Christopher W. Chung and wife, Hyun H. Chung	New Owners	Map 163
19625 South Frank Avenue		Parcel 362
Cerritos, CA 90703		11745 7a

This instrument prepared by : Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Suman B. Patel and Sharda S. Patel** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Christopher W. Chung and wife, Hyun H. Chung** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 3A, as shown on the map entitled Resubdivision of Lot 3, Section One, The Crossings at Hickory Hollow, of record in Plat Book 9700, page(s) 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MA AMBA, LLC by deed of record in Book 11562, page 733, said Register's Office for Davidson County, Tennessee. MA AMBA, LLC was administratively dissolved by the State of Tennessee on April 19, 2002 and Suman B. Patel and wife, Sharda S. Patel, being the only members of the LLC, became owners of the property by operation of Law.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 9700, page 34, and Book 6900, page 766, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and lines, contained in an instrument of record in Book 9296, page 761, as amended in Book 9808, page 104, said Register's Office.

This is unimproved property commonly known as 214 Crossing Place, Antioch, Tennessee 37013.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this 12th day of December, 2003.

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Notary Public

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15TH day of December, 2003.

Suman B. Patel

Suman B. Patel

Sharda S. Patel

Sharda S. Patel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Suman B. Patel and wife, Sharda S. Patel with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15TH day of December, 2003.

Joseph V. Ferrelli

Notary Public

My Commission Expires:_____

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004