THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22774-04-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $271,000.00. Affiant Subscribed and sworn to before me this 11th day of June, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Michael E. Pegg Kimberly T. Pegg 5836 Deer Estates Drive Nashville, TN 37221	**Send Tax Bills To:** U.S. Bank, N.A. 4801 Frederica Street Owensboro, KY 42301	**Tax Information:** Map No.155.16-0A Parcel No. 290.00 CO

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, **Jae Hyung Cho and wife, Eun W. Cho**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael E. Pegg and wife, Kimberly T. Pegg** ("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 5836 Deer Estates Drive, Nashville, TN 37221

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 the 11th day of June, 2004.

Jae Hyung Cho

Eun W. Cho

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jae Hyung Cho and Eun W. Cho**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 06/17/04 13:29 2pgs
Fees:13.00 Taxes:1002.70
20040617-0071877

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of Resubdivision of Lots 242 and 243, Traceside Section Ten, Revision One, as of record as Instrument No. 199912170304442, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jae Hyung Cho, Married by Deed dated, March 28, 2002 from Scott T. Solar and wife, Kathy Solar of record in Instrument No. 20020416-0047023, and re-recorded as Instrument No. 20020628-0078530, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee;
2. Declaration of Covenants, Conditions and Restrictions for Traceside of record in Book 9435, page 493, amended in Book 9677, page 675, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
3. By-Laws of Traceside Homeowner's Association, Inc., of record in Book 9668, page 899, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Traceside Homeowner's Association, Inc. of record in Instrument No. 20000329-0031450, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Traceside Homeowner's Association, Inc. of record in Book 9668, page 894, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 199912170304442, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Boundary Plan of record as Book 7900, page 705, Register's Office for Davidson County, Tennessee.
8. Easement for right-of-way of record in Book 3533, page 299, and Book 4243, page 685, Register's Office for Davidson County, Tennessee.
9. Easement for ingress and egress of record in Book 5607, page 882, Register's Office for Davidson County, Tennessee.
10. Easement for water line of record in Book 9306, page 279, Register's Office for Davidson County, Tennessee.
11. Dedication of Landscape, Drainage and Public Utility Easement of record in Book 9667, page 848, as rerecorded in Book 9669, page 572, Register's Office for Davidson County, Tennessee.
12. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 9443, page 960, Register's Office for Davidson County, Tennessee.