WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.

Affiant

Subscribed and sworn to me on October 8, 2004

NOTARY PUBLIC
My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 10/11/04 12:28 2pgs
Fees:13.00 Taxes:555.00

20041011-0122531

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road
Nashville, Tennessee 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ken Ki Seo and Kyung S. Han 2014-B Overhill Drive Nashville, TN 37215	SAME	81-2.205

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, E.R. Smith Real Estate, LLC, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ken Ki Seo and Kyung S. Han, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being a tract of land lying in Nashville, Davidson County, Tennessee, being all of Lot No. 2 of the Final Revision of the Resubdivision of Lot 1, E.B. Smith Subdivision, of record in Plat Book 6200, Page 880, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to E.R. Smith Real Estate, LLC by deed from Spivey Montgomery, a Tennessee general partnership, dated 08/02/95, filed 08/04/95, of record in Book 9753, Page 91, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2004 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. Matters shown on plan of record in Plat Book 4060, Page 66, and in Plat Book 6200, Page 704, and having been amended in Book 7919, Page 841, and in Plat Book 6200, Page 825, and in Plat Book 6200, Page 880 said Register's Office; and
> 3. 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.
>
> This property is also known as improved property located at 2712 Clarksville Pike, Nashville, TN 37208.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on October 7, 2004.

E.R. SMITH REAL ESTATE, LLC

By: E. Rhett Smith

Its: Chief Mgr.

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, E. Rhett Smith, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Chief Manager of E.R. Smith Real Estate, LLC, the within named bargainor, and that he/she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing for E.R. Smith Real Estate, LLC by himself/herself as Chief Manager.

WITNESS MY HAND AND OFFICIAL SEAL, this the 8th day of October, 2004.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE