File #200520051

Davidson County DEEDWARR
Recvd: 03/02/05 09:47 2 pgs
Fees:13.00 Taxes:1028.60
20050302-0022781

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 278,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: 10-22-05

(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN MY COMM EXP 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Tran and Christine Tran	New Owner	Map: 172-06-O-A-60.00 CO
(NAME) 5205 Whispering Valley Drive	(NAME)	Parcel:
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DAVID D. CHO, MARRIED AND MARY U.J. CHO AND HUSBAND, JOSEPH SUNG CHUN CHO** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TONY TRAN AND WIFE, CHRISTINE TRAN**, hereinafter called the GRANTEES, their heirs 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 all of Lot No. 70, on the Final Plat, Mountain View, Section 2, as shown by plat appearing of record in Plat Book 9700, Pages 656-657, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to David D. Cho and Mary U. J. Cho by Warranty Deed dated July 27, 2001 of record in Instrument No. 20010803-0082962, as re-recorded in Instrument No. 20010821-0089934 and in Instrument No. 20021218-0156182, Register's Office for Davidson County, Tennessee.

Joseph Sung Chun Cho, spouse of Mary U. J. Cho, hereby joins in this conveyance and conveys any and all interest that he may have in said property, including but not limited to the marital interest, to the Grantees.

Hui Cho, spouse of David D. Cho does not now nor has ever had a marital interest in subject property.

This conveyance is subject to the following:
Restrictive Covenants, By-Laws and Charter for Homeowners' Association of record in Book 10496, Page 311 and in Book 10919, Page 327, and additional Restrictions of record in Book 10053, Page 239; Quitclaim Deed to Homeowners' Association for common area of record in Book 10929, Page 984; Agreement for Dedication of Drainage Easement of record in Book 11592, Page 170; all matters shown on plat of record in Plat Book 9700, Pages 656-657; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 5205 Whispering Valley Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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.

DDC by Mary Upton - Its attorney-in-fact

Witness our hands this 24th day of February, 2005.

David D. Cho by Mary U. J. Cho, Attorney-in-Fact

David D. Cho by Mary U. J. Cho, his Attorney-in-Fact

Mary U. J. Cho

Mary U J Cho

Joseph Sun Chun Cho

Joseph Sun Chun Cho

STATE OF Tennessee

COUNTY OF Williamson

On this 24th day of February, 2005, before me personally appeared Mary U. J. Cho, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of David D. Cho and is authorized by him, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book *, Page _____, Register's Office of Davidson County, Tennessee.

* 20050302-0022780

Witness my hand and official seal, this 24th day of February, 2005.

Marilyn Painter

Notary Public

My Commission Expires: _____

MARILYN PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(SEAL)

STATE OF Tennessee

COUNTY OF Williamson

On this 24th day of February, 2005, before me personally appeared Joseph Sun Chun. Cho, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of February, 2005.

Marilyn Painter

Notary Public

MARILYN PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Mail After Recording To:

Southern Title Services
124 First Avenue South, Suite 102
Franklin, TN 37064