File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/03/05 09:39 2 pgs
Fees:13.00 Taxes:1498.50
20050603-0063090

W & I Ref:(_____) Title No: 46245
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gina Kim Lee 1045 Ridgeview Drive Nashville, Tennessee 37220	Argent Mortgage 2550 Golf Rd. 10th Floor East Tower Rolling Meadows, Illinois 60008

TAX MAP-PARCEL NUMBERS: 145-08-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$405,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey D. Koerber and spouse, Mary-Catherine Koerber**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gina Kim Lee** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Lealand Manor, Third Additions, a part of the Overton Lea Estate, not of record, described according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the southerly margin of Ridgeview Drive at the northeast corner of the property conveyed to William Roy Baker, Jr., as wife, by deed from F.N. McNeill, Jr., Executor and Trustee, as of record in Book 1855, page 302, Register's Office, being the corner of Lots Nos. 11 and 12; thence with the line between said two lots, southwardly 380.9 feet; thence south 45 degrees 55' east 21 feet; thence south 42 degrees 22' east 134.75 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots, northwardly 399.4 feet to the southerly margin of Ridgeview Drive; thence with same, westwardly 199.77 feet to the beginning margin of Ridgeview Drive; thence with same, westwardly 199.77 feet to the beginning, containing 1.46 acres more or less.

Being the same property conveyed to Jeffrey D. Koerber and spouse, Mary-Catherine Koerber by deed from Mary Wilson Wege, married of record in Book 11251, page 173, dated December 11, 1998, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The unrecorded Plan, said Register's Office, which Plan shows a 100 foot minimum building setback line from Ridgeview Drive and a 10 foot easement for public utility purposes along the rear line(s). Easement to erect, maintain and operate electric power distribution lines with the right of ingress and egress on and across premises granted City of Nashville, acting by and through Electric Power Board of the City of Nashville, by F.N. McNeill, Jr., Executor and Trustee, by instrument of record in Book 1781, page 202, Register's Office. Restrictions of record in Book 2018, page 258, said Register's Office.

This is improved property, known as: 1045 Ridgeview Drive, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of June, 2005.

Jeffrey D. Koerber

Mary-Catherine Koerber

State of TENNESSEE
County of DAVIDSON

On this 1st day of June, 2005 , before me the undersigned authority, personally appeared Jeffrey D. Koerber and Mary-Catherine Koerber , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $405,000.00

Affiant

Sworn and subscribed before me this the 1st day of June, 2005

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007