Davidson County DEEDWARR
Recvd: 07/08/05 12:13 2 pgs
Fees:13.00 Taxes:625.30
20050708-0079252

FILE BOX #5

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 148-14/334

The actual consideration or value, whichever is greater, for this transfer is $169,000.00

X Kyong Suk Choi
Affiant

Subscribed and sworn to before me this the 6th day of July, 2005.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Kyong Suk Choi
(Name)
131 Anton Drive
(Street Address)
Nashville, TN 37211

SEND TAX BILLS TO:

Terrace Mortgage Co.
(Name)
900 Ashwood Pkwy., Ste. 130
(Street Address)
Atlanta, GA 30338

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty-nine Thousand Dollars ($169,000.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Barry J. Petty, an unmarried man,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Kyong Suk Choi, an unmarried woman,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 15 on the Plan of Anton Place, First Revision, as of record in Plat Book 9700, Page 376, and corrected in Book 10589, Page 126, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Barry J. Petty by deed from Thomas E. Templeton and wife, Josephine P. Templeton of record in Instrument No. 20000710-0068226, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 131 Anton Drive, Nashville, TN 37211.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 6th day of July, 2005.

Barry J. Petty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Barry J. Petty, an unmarried man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 6th day of July, 2005.

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/19/08