BOK 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/06 14:40 2 pgs
Fees:13.00 Taxes:2042.40

20060328-0035284

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $552,000.00.

Affiant

Subscribed and sworn to me on March 27, 2006.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21516SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Serim Huh Soyoun Paik 6125 Robin Hill Road Nashville, TN 37205	SAME AS NEW OWNER	115-16-0035.00

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, Michael Dioguardi and James M. Halloran, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Serim Huh and wife, Soyoun Paik, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of West Meade Farms, Section B, as of record in Book 1835, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Dioguardi and James M. Halloran, by Warranty Deed dated November 16, 2005 from Chris Thoeny, of record as Instrument No. 20051206-0146329, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. 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; and
3. Matters shown on plan of record in Book 1835, page 7, Register's Office for Davidson County, Tennessee; and
4. Subject to a 15 foot easement for sanitary sewers and/or storm drainage across/along the southeasterly line of said lot and 10 foot temporary construction easement northwest of and adjacent thereto, all as granted to

Metropolitan Government by instrument of record in Book 6273, page 649, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6125 Robin Hill Road, Nashville, TN 37205.

The above referenced property is not the principal residence of the within named Grantors.

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 do covenant with the said GRANTEES that they are 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 GRANTORS do 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.

WITNESS our hands on March 27, 2006.

Michael Dioguardi

James M. Halloran

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 27, 2006, before me personally appeared Michael Dioguardi and James M. Halloran 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 that they executed the same as their free act and deed.

Witness my hand and official seal on March 27, 2006.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE