Davidson County DEEDWARR
Recvd: 08/01/06 10:33 2 pgs
Fees:13.00 Taxes:721.50

20060801-0093347

# WARRANTY DEED

P-06-2524

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/15/09
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eun Jeong Pyo | Homecomings Financial Network, | |
| 2524 Pennington Bend (ADDRESS) | 800 Corporate Drive, Ste 424 (ADDRESS) | 62-10-40 |
| Nashville, Tennessee 37214 (CITY) (STATE) (ZIP) | Fort Lauderdale, FL 33334 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we EUN JIN BERLIN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EUN JEONG PYO, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Taylorcraft Subdivision , of record in Book 8250, page 982, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Included in the above legal description, but expressly excluded herefrom is the following described tract of land:
Beginning at the point of intersection of the existing northeast moargin of S. R. 155 and the northwest boindary of the Eric W. Taylor and BFT Investments LTD Partnership property (Tract 11-A of State Project 19076-2235-04); thence with said existing margin northwesterly 85 feet, more or less to a point; thence with the southeast boundary of the Eric W. Taylor and BFT Investments LTD Partnership property (Tract 11-C of the State Project 19076-2235-04) north 33 degrees 10 minutes 47 seconds east 128.89 feet to a point, said point being 136.20 feet right of S.R. 155 proposed centerline station 492+95.42; thence with the proposed northeast margin of said road south33 degrees 30 minutes 10 seconds east 85.89 feet to a point, said point being 131.53 feet right of S.R. 155 proposed centerline station 492+12.74; thence with said northwest boundary south 33 degrees 10 minutes 47 seconds west 125.73 feet to the point of beginning, containing 0.23 acres and being part of the same property conveyed by B.F. Taylor & Eric W. Taylor to Tyler R. Berlin & wife, Eun J. Berlin as of record in Instrument No. 20000315-0026700, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Tyler R. Berlin & Eun Jin Berlin, by Deed from B.F. Taylor and Eric W. Taylor, dated March 15, 2000, of record in Instrument No. 2000315-0026700, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated December 14, 2005, of record in Instrument No. 20060425-0047074, Tyler Ray Berlin conveyed his interest to Eun Jin Berlin.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2524 Pennington Bend, Nashville, Tennessee 37214
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 18th day of July, 2006.

Eun Jin Berlin

STATE OF TENNESSEE

COUNTY OF Williamson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Eun Jin Berlin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th day of July, 2006.

Notary Public

My Commission Expires: 2/5/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

**RETURN TO:**

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800