THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25805-08-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $256,500.00. Affiant Subscribed and sworn to before me this 28th day of August, 2006. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires April 20, 2010

WARRANTY DEED

Address New Owner: Sandra Whipple 5812 Sterling Oaks Drive Brentwood, TN 37027	**Send Tax Bills To:** ~~New owner~~ Realty Mortgage 7000 Executive Center Drive Suite 200 Brentwood TN 37027	**Tax Information:** Map No.172.05-0B Parcel No. 081.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kyung S. Han and Yoon K. Seo, husband and wife**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sandra Whipple, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5812 Sterling Oaks Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of August, 2006.

Kyung S. Han,

Yoon Seo By K. Han, Attorney-In-Fact
Yoon K. Seo,
By Kyung S. Han, as her Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Kyung S. Han, 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 on behalf of Yoon K. Seo as her Attorney-In-Fact, as the free and clear deed of the within named Yoon K. Seo.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 2006.

NOTARY PUBLIC

My Commission Expires:

GERALD D. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 22, 2007

Davidson County DEEDWARR
Recvd: 09/06/06 10:57 2 pgs
Fees:13.00 Taxes:949.05

20060906-0109974

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kyung S. Han, 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, at office, this 28th day of August, 2003.

Notary Public

My Commission Expires: Sept 22 - 2007

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires
SEPT. 22, 2007

EXHIBIT "A"

Land in Williamson County, Tennessee, being Lot No. 13 on the Plan of Sterling Oaks Phase II, as of record in Plat Book 11190, page 141, Register's Office for Williamson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Yoon K. Seo and Kyung S. Han, wife and husband by Deed dated December 29, 2000 from Pulte Homes Tennessee, Limited Partnership of record in Instrument No. 20010109-0002639, Register's Office for Williamson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Sterling Oaks of record in Book 10951, page 547, amended in Book 11514-959, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Sterling Oaks Homeowners Association of record in Instrument No. 20050510-0052774, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Sterling Oaks Homeowners Association of record in Book 10951, page 540, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 770, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 11190, page 141, Register's Office for Davidson County, Tennessee.
7. Easement for Transmission Line of record in Book 1174, page 37, Register's Office for Davidson County, Tennessee.
8. Easement for TVA Easement of record in Book 1205, page 17, Register's Office for Davidson County, Tennessee.