21901

T
Box 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $199,900.00.

Soyon Keum
Affiant

Subscribed and sworn to me on September 25, 2006.

NOTARY PUBLIC

JEREMY H. CHERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 09/28/06 15:11 2 pgs
Fees:13.00 Taxes:739.63

20060928-0120323

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21901SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Soyon Keum Soon K. Chun 8630 Gauphin Place Nashville, TN 37211	SAME AS NEW OWNER	173-9-A-430 CO

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, Gary T. Swindell and wife, Kelly Swindell, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Soyon Keum and husband Soon K. Chun, 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. 369, on the Revision to Lots 367 through 383, Phase Six, Lenox Village, as shown by plat appearing of record in Instrument No. 20050617-0069532, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to Gary T. Swindell by deed dated September 30, 2005, from Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20051004-0119409 in the 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 have been paid by the Grantors and 2007 Davidson County taxes which have been 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 as Instrument No. 20050617-0069532 in the Register's Office for Davidson County, Tennessee; and
4. Master Deed Restrictions of record as Instrument No. 20020315-0032825, in said Register's Office; and

5. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, in said Register's Office; and
6. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, in said Register's Office; and
7. Storm Water Detention Agreement of record as Instrument No. 20020408-0042676, in said Register's Office; and
8. Subject to the rights of others in and to the common areas; and
9. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions and the Master Deed Restrictions.

This property is also known as improved property located at 8630 Gauphin Place, Nashville, TN 37211.

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 September 25, 2006.

Gary T. Swindell

Kelly Swindell

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 25, 2006, before me personally appeared Gary T. Swindell and Kelly Swindell 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 September 25, 2006.

NOTARY PUBLIC

My Commission Expires: May 30, 2007

JEREMY H. CHERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE