Davidson County DEEDWARR
Recvd: 10/25/06 11:23 2 pgs
Fees:13.00 Taxes:773.30

20061025-0132298

2613

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Frank Maxwell III and Frances Maxwell	New Owners	Map 117-8
1611-B Stokes Lane		Parcel 288
Nashville, TN 37215		26b 12782

This instrument prepared by : Robert J. Notestine III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Sun Choi and wife, Jae Sook Choi** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Frank Maxwell III and wife, Frances Maxwell** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Stokes Retreat, of record in Plat Book 4955, page 15, said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sun Choi and wife, Jae Sook Choi by Quitclaim Deed from Reese L. Smith III, Executor of the Estate of Reese L. Smith, Jr. record in Instrument Number 200008020076558, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

Sun K. Choi and Sun Choi are one and the same person.

This instrument is being executed in behalf of Sun Choi pursuant to a Limited Power of Attorney executed by Sun Choi, which is being recorded simultaneously herewith.

This conveyance is subject to the following:

1. Taxes for the year 2007 and subsequent years.
2. Master Deed of record in Instrument Number 20031023-0156654, said Register's Office.
3. Easements of record in Book 5089, page 591, said Register's Office.

This is improved property commonly known as 1611-B Stokes Avenue, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $209,000.00.

Affiant

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 24 day of October, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of October, 2006.

Sung Choi
By: Won Choi, Attorney in Fact

Jae Sook Choi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Won Choi with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Sung Choi and who acknowledged that he executed the same as the free act and deed of the said Sung Choi.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of October, 2006.

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jae Sook Choi with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of October, 2006.

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009