THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jaekwan Lee
7201 Willow Creek
Nashville, TN 37221
SEND TAX BILLS TO:
Bank of America, N.A.
900 West Trade Street
Charlotte, NC 28255

Davidson County DEEDWARR
Recvd: 03/05/07 14:35 2 pgs
Fees:13.00 Taxes:973.10
20070305-0027035

WARRANTY DEED

(Map 142-11-0, Parcel 103.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **GRANT R. BIBBY and wife, KAREN O. BIBBY**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JAEKWAN LEE and wife, SHINJA LEE**, hereinafter referred to as "Grantees" their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 43 on the Plan of Valley West Subdivision, Section III, of record in Book 3500, page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Grant R. Bibby and Karen O. Bibby, husband and wife, by deed dated January 27, 2006, from Jason C. Guthrie and wife, Jamie L. Guthrie, of record in Instrument 20060127-0010968, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 3500, page 138; to restrictive covenants of record in Book 3800, page 528, Book 3833, page 789, Book 3838, page 501, Book 3843, page 450, Book 3872, page 59, and Book 6095, page 683, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 7201 Willow Creek, Nashville, TN 37221.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2007 real property taxes which will be prorated at closing and assumed by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 1st day of March, 2007.

GRANT R. BIBBY

KAREN O. BIBBY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grant R. Bibby and Karen O. Bibby, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of March, 2007.

Notary Public

My Commission Expires:

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $263,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of March, 2007.

Notary Public

My commission expires:

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010

File No. 20070073