This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

Davidson County DEEDWARR
Recvd: 09/04/07 13:00 3 pgs
Fees:18.00 Taxes:947.20
20070904-0105821

ADDRESS NEW OWNER:
Hyun S. Cho
7348 Campton Rd.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Terrace Mortgage
900 Ashwood Parkway, Ste. 130
Atlanta, GA 30338

MAP **181-01-0**
GROUP **B**
PARCEL **003.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kot S. Yeon, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Hyun S. Cho, married**, hereinafter called the "GRANTEE", her heirs and assigns, a 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. 3 on the Plan of Sugar Valley, a Planned United Development, Section One Addition, "Cluster Lot Subdivision", of record in Instrument No. 20030708-0093537, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kot S. Yeon, married by deed from Yazdain Construction Inc., a Tennessee Corp. dated March 11, 2004, of record in Instrument no. 20040317-0030422, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Planned Urban Development and Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 11069, page 14 and Instrument 20030708-0093637 and 20040203-0013041, Open Space Common Area , Instrument No. 20000425-0041128 said Register's Office.
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
By-Laws contained in an instrument of record in Book 11069, page 24, and a Charter Book 11069, page 6, all of record in said Register's Office.
Subject to an easement, set forth in an instrument of record in Instrument No 20040205-0014018, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Instru. No. 20030708-0093537, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 7348 Campton Rd., Nashville, Tennessee 37211.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property,

insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heir heirs and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heir 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.

Andrew Kim, spouse of Kot S. Yeon, hereby joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Kot S. Yeon.

WITNESS our hands this the 31st day of August, 2007 .

Kot S. Yeon

Andrew Kim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kot S. Yeon, and husband Andrew Kim** , 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2007 .

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/09/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $256,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of August, 2007 .

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/09/2007

CERTIFICATION

I, Rebecca R. Waynick, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca R. Waynick

State of Tennessee
County of DAVIDSON

On this 4TH of September, 2007 personally appeared before me, Melinda Roe, a notary public for this county and state, Rebecca R. Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MELINDA ROE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

Melinda Roe
Melinda Roe
My Commission Expires: 1/24/09