THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***217,000.00.

Affiant

Subscribed and sworn to before me this 26 day of May, 2009.

Notary Public

My Commission Expires: 9-30-09

BILL GARRETT, Davidson County
Trans:T20090035774 DEEDWARR
Recvd: 06/01/09 10:50 2 pgs
Fees:13.00 Taxes:802.90
20090601-0049959

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Seunghyi Kook
7949 Boone Trace
Nashville, Tennessee 37221

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 126-15-0 A
PARCEL 124.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventeen Thousand and 00/100 Dollars ($***217,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Bryce A. Nelson and wife, Kathleen P. Nelson, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Seunghyi Kook and husband, Joon Sang Kwak, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 263 on the Plan of Section Two, Boone Trace at Biltmore, of record in Plat Book 9700, pages 316 and 317, as amended in Book 10995, page 618, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

BEING the same property conveyed to Bryce A. Nelson and wife, Kathleen P. Nelson, by Warranty Deed dated April 25, 2003, from James F. Woodruff, Jr. and wife, Jamie R. Woodruff, of record as Instrument No. 20030429-0057334 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7949 Boone Trace, Nashville, Tennessee 37221.

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.

GRANTORS COVENANT with the said GRANTEES that they 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Section Two, Boone Trace at Biltmore, of record in Plat Book 9700, pages 316 and 317, as amended in Book 10995, page 618, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, 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.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 26 day of May, 2009.

Bryce A. Nelson

Kathleen P. Nelson

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 Bryce A. Nelson and Kathleen P. Nelson, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of May, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY