Realty
48A

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 21152-06-2003** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $231,500.00<br>Affiant<br>Subscribed and sworn to before me, this 10th day of July, 2003.<br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEP i. 25, 2004

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>See Won Kang<br>Jia Kang<br>5729 Sterling Oaks Drive<br>Brentwood, TN 37027 | **Send Tax Bills To:**<br>Calvary Banking<br>114 West College Street<br>Murfreesboro, TN 38130 | **Tax Information:**<br>Map No.172-5<br>Parcel No. 69.00 C0 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peter A. Sirmon and wife, Lindsay D. Sirmon**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **See Won Kang and wife, Jia Kang** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5729 Sterling Oaks, Brentwood, TN, 37027

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this June 30, 2003.

Peter A. Sirmon

Lindsay D. Sirmon

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Peter A. Sirmon and wife, Lindsay D. Sirmon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2003.

Notary Public

My Commission Expires:

OR

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEP i. 25, 2004

Davidson County DEEDWARR
Recvd: 07/17/03 09:52 2pgs
Fees:13.00 Taxes:856.55
20030717-0100179

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Sterling Oaks, Phase 1 as of record in Plat Book 8250, page 998, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Peter A. Sirmon and Lindsay D. Sirmon, husband and wife by deed dated February 8, 2001 from Pulte Homes Tennessee, Limited Partnership of record in Instrument No. 20010213-0013773, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Restrictions of record in Declaration of Covenants, Conditions and Restrictions for Sterling Oaks Homeowner's Association of record in Book 10951, page 547, amended in Book 11514, page 959;
3) Charter of record in Book 10951, page 540;
4) Easements of record for sanitary sewers and/or storm drainage, of record in Book 7250, page 755, Book 4600, page 99; and
5) All matters appearing on the Plan of record in Book 9700, page 770 and Plat Book 8250, page 998, Register's Office for Davidson County, Tennessee.