This Instrument Prepared by, & Return To:
Charles E. Reed, Attorney at Law
325 Plus Park Blvd., Suite 203
Nashville, TN 37217
Telephone: (615) 365-4014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $187,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2005

Notary Public
My commission expires: 6-6-06

Davidson County DEEDWARR
Recvd: 09/08/05 14:19 2 pgs
Fees:13.00 Taxes:691.90
20050908-0108309

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

| Address of New Owner: | Send Tax Bills to: | Assessor's Parcel ID: |
|---|---|---|
| Antonio DiGiandomenico<br>8161 Settlers Way<br>Nashville, TN 37221-6516 | NEW OWNER | 126.15.0/A/176.00 |

## WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Moon D. Kim, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Antonio DiGiandomenico and wife, Kimberly DiGiandomenico, hereinafter called the Grantee, his/her/their heirs and assigns, the real property, together with all improvements located thereon, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 154 on the Plan of Boone Trace at Biltmore, Section 4, of record in Plat Book 9700, Pages 932 and 933, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Moon D. Kim, by Warranty Deed from Fox Ridge Homes, Inc., f/k/a NVR Fox Ridge, Inc., of record as Instrument No. 20000801-0075812, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Year 2005 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the plan of Boone Trace at Biltmore, Section 4 of record in Plat Book 9700, Pages 932 and 933, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants, of record as Instrument No. 20010717-0075902, Register's Office for Davidson County, Tennessee.
4. All matters of record in the Register's Office of Davidson County, Tennessee.
5. Overhead Line Easement to Metropolitan Government of Nashville and Davidson County, dated June 23, 1993, of record in Book 8992, Page 62, Register's Office for Davidson County, Tennessee.
6. Charter of Boone Trace Homeowner's Association of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

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/her/their heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind him/her/themselves, his/her/their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his/her/their 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.

This property is improved property known as: 8161 Settlers Way, Nashville, TN 37221-6516.

WITNESS my hand this 31st day of August, 2005.

Moon D. Kim

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 Moon Duk Kim and , the bargainors, 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 and official seal at Nashville, Tennessee, this 31st day of August, 2005.

Notary Public

My Commission expires: 03/19/06

CHARLES E. REED
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TN