Davidson County DEEDWARR
Recvd: 04/17/06 10:29 3 pgs
Fees:18.00 Taxes:965.70

20060417-0043116

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

**ADDRESS NEW OWNER:**

Se Bong Kang
Young Soon Kang
8469 Indian Hills Drive
Nashville, TN 37221

**SEND TAX BILL:**

Same as Owner

**MORTGAGEE:**

World Savings Bank, FSB
1901 Harrison Street
Oakland, CA 94612

**MAP AND PARCEL:**
Map 155-10-0-A
Parcel 3.300CO

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Estate of Scott L. Payne, by and through William T. Payne, in his capacity as Executor and individually as Devisee**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Se Bong Kang and wife, Young Soon Kang**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of McCrory Trace Estates, as of record in Plat Book 6900, pages 720-723 and Surveyor's Instrument of Correction of record in Plat Book 7825, page 429, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Scott L. Payne, unmarried, by deed from Kenneth A. Kanter and Wendy K. Kanter, husband and wife, dated April 14, 2005, of record in Instrument No 20050415-0042313, Register's Office for Davidson County, Tennessee. The said Scott L. Payne, being one and the same as Scott Lindsey Payne, died on January 7, 2006. By Last Will and Testament and Codicil entered in the Seventh Circuit of Davidson County, Tennessee, Probate Division, under Docket No. 06P 463,

the said Scott Lindsey Payne devised his property to his father, William T. Payne.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 8469 Indian Hills Drive, Nashville, TN 37221.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 11 day of April, 2006.

William T. Payne, Executor

William T. Payne, Devisee

STATE OF FLORIDA )
COUNTY OF OKALOOSA )

Before me, the undersigned, of the state and county aforesaid, personally appeared William T. Payne in his capacity as Executor of the Estate of Scott L. Payne and individually as Devisee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 11th day of April, 2006.

Barbara A. Tanner
Commission # DD110620
Expires May 5, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Barbara A Tanner
Notary Public

My Commission Expires: 5-5-06

STATE OF TENNESSEE)
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $261,000.00.

Kimberly Bradley
AFFIANT

Subscribed and sworn to before me this 7 day of April, 2006.

MICHAEL BERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3/20/10