Return to: First Title and Escrow Co.
File Number 25445
Box 9B

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 06/07/06 15:02 2 pgs
Fees:13.00 Taxes:666.00
20060607-0067783

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of May, 2006, by and between Hun Pak, married man, party of the first part, and Meghan A Posch, ~~Meghan A Posch~~, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lot Number 121 on the Plan of Sugar Valley, Section 3, a Planned Unit Development, of record in Instrument No. 20000410-0035743, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

The Undersigned Eun A. Pak joins in this conveyance for the sole purpose of conveying any right,title, or interest which she may have in and to said property by virtuue of her marriage to grantor herein.

Being all or part of the same property conveyed to Hun Pak by virtue of that certain Cash Deed dated November 5, 2004, at Instrument No. 20041118-0138566 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded at Instrument No. 20000410-0035790 and Book 11069, Page 14 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Hun Pak

Eun A. Pak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Hun Pak and*, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

*Eun A. Pak

WITNESS my hand and official seal at office this 31st day of May, 2006.

Notary Public

My Commission Expires: _____

Property Owner & Address:	Meghan A Posch 7033 Sugar Plum Road Nashville, Tennessee 37211
Tax Parcel No	181-01-0 A 105.00 CO
Property Address:	7033 Sugar Plum Road Nashville, TN 37221
MAIL TAX BILLS TO:	Suntrust Mortgage, Inc. 201 Fourth Avenue N. 7th Floor Nashville, Tennessee 37219

Firm File #: 20060503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $180,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of May, 2006.

Notary Public

My Commission Expires:_____

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE