PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 07/31/06 08:50 2 pgs
Fees:13.00 Taxes:995.30
20060731-0091892

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

W & I Ref:(_____) Title No: 48074
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nicholas G. Barca 713 Kendall Drive Nashville, Tennessee 37209	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, Texas 78288

TAX MAP-PARCEL NUMBERS: 10306019600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$269,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sanford J. Kim and spouse, Amy E. Shaw**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicholas G. Barca** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Brookside Courts, Addition No. 3 of record in Book 1835, page 107, Register's Office for said County.

Said Lot No. 17 fronts 85 feet on the westerly margin of Kendall Drive and extends back 171.87 feet on the northerly line and 164.63 feet on the southerly line to a dead line in the rear, measuring 85 feet thereon. Together with and subject to easements for driveway purposes of record in Book 5159, page 869, and Book 5172, page 478, said Register's Office.

Being the same property conveyed to Sanford J. Kim and spouse, Amy E. Shaw by deed from Stacy A. Edwards, unmarried of record in Doc. No. 20010620-0065529, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 107, said Register's Office, which Plan shows a 30 foot minimum building setback line from Kendall Drive and a 20 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 713 Kendall Drive, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of July, 2006.

Sanford J. Kim

Amy E. Shaw

State of TENNESSEE
County of DAVIDSON

On this 28th day of July, 2006 , before me the undersigned authority, personally appeared Sanford J. Kim Amy E. Shaw , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $269,000.00

Affiant

Sworn and subscribed before me this the 28th day of July, 2006

My Commission Expires: KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

Notary Public