WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 100,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF FEBRUARY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/1/07

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, Ste. 104, Franklin, TN 37067
file # 07-01967 HLAVATI CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Richard D. Hlavati II	Same	MAP:
756 Winthorne Drive	713 Glen Oaks	Parcel:120-05-0-034.00
Nashville, TN 37217	Franklin, TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

YOUNG SOO KIM, AND WIFE, SUE HAESOOK KIM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RICHARD D. HLAVATI II , A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 756 Winthorne Drive, Nashville, TN 37217

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

Witness our hand on the 9th day of February, 2007.

Young Soo Kim

Sue Haesook Kim

Davidson County DEEDWARR
Recvd: 02/15/07 10:12 2 pgs
Fees:13.00 Taxes:370.00
20070215-0019240

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, YOUNG SOO KIM AND SUE HAESOOK KIM, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 9th day of February, 2007.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 340, PLAN OF GLENGARRY PARK, SECTION III, as shown on plat of record in Plat Book 2900, Page 25, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Young Soo Kim and wife, Sue Haesook Kim by Quitclaim Deed from Chong Kyu Kim and wife, Ok Bun Kim, recorded on the 18th day of October, 2005 in Instrument No. 20051018-0125488; Warranty Deed to Chong Kyu Kim and wife, Eun Kim from Walter E. Giesecke and wife, Lillian K. Giesecke, as recorded on the 7th day of November, 1973 in Book 4762, Page 488, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.