This instrument was prepared by W. Michael Morgan, Attorney at Law, Federal Building, 116 N 2nd Street, Suite B11, Clarksville, Tennessee 37040-3472.

Davidson County DEEDQC
Recvd: 07/16/07 15:05 3 pgs
Fees:17.00 Taxes:0.00
20070716-0084595

GONZALO CARDONA GUERRERO

TO **DEED**

GRACE KIM

WHEREAS, GONZALO CARDONA GUERRERO (referred to herein as GRANTOR) is also known as GONZALA GUERRERO;

WHEREAS, GRANTOR and GRACE KIM (referred to herein as GRANTEE) are husband and wife;

WHEREAS, on May 23, 2007, GRANTEE filed an action for absolute divorce in the Circuit Court for the 19th Judicial District, Montgomery County, Tennessee, at Clarksville, Division I, which is entitled *Grace Kim vs. Gonzalo Cardona Guerrero* and assigned file number MC-CC-CV-DN-07-0000487;

WHEREAS, no final decree of divorce has been entered in the above-described action as of the date of the signing of this deed; however, as an adjustment of property rights between divorcing parties to effect the entry of such a decree, each party desires to fully and finally settle all rights, interests or claims that each has or may have, now or in the future, with respect to the property described herein;

WHEREAS, as evidenced by signing this deed, GRANTOR acknowledges that all his right, title, and interest in and to the property described herein, regardless of whether present or future rights, interests or claims, was, is and/or becomes GRANTEE'S separate property; and as evidenced by signing this deed, GRANTOR also acknowledges that GRANTEE has full power to dispose of the property described herein as fully and effectually, in all respects and for all purposes, as if she were unmarried;

WHEREAS, regardless of what contribution he may make in the future to the preservation, improvement and/or increase in value of the property described herein during the remainder of the parties' marriage and regardless of any future increase in the value of said property during the remainder of the parties' marriage, it is GRANTOR'S intention by this deed to give and release to GRANTEE all his right, title and interest in said property, including, but not limited to, any future right or interest of any kind relating to said property which he may now have, any future right or interest of any kind relating to said property which may arise or accrue during the remainder of the parties' marriage, and/or any right or interest of any kind relating to said property which might be claimed by GRANTOR now or in the future; and

WHEREAS, as evidenced by signing this deed, GRANTOR also acknowledges: (a) if he occupies the property described herein, either with or without GRANTEE, after the execution of this deed, such an occupation does not render this deed less absolute, and (b) the parties have no agreement or understanding of any kind which would limit the effect of this deed or the provisions herein or which would render it less absolute.

NOW, THEREFORE, GRANTOR, hereby gives, conveys, quitclaims and releases unto GRANTEE all his right, title and interest in and to the following described real estate—together with all improvements on said real estate, together with all fixtures and accessories attached to said real estate, and together with any future right, interest or claim of any kind relating to said real estate which he may now have or which may arise or accrue during the remainder of the parties' marriage—situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Farmingham Woods, Phase II, Section 1, a Planned Unit Development, as of record in Book 7900, Page 306, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> The above described property is the same conveyed from Adex Partners, a Tennessee general partnership composed of Paul E. Cook and Michael B. McKee, to Grace Kim by a deed recorded May 14, 2003, as Instrument Number 20030514-0065263 in the Register's Office for Davidson County, Tennessee, and the above description is the same as is in said deed.

In furtherance of the purposes stated above, GRANTOR also hereby gives, assigns, transfers and quitclaims to GRANTEE all his right, title and interest in and to any escrow funds or accounts (held or maintained for the payment of taxes, insurance and the like), utility deposits, and insurance (proceeds, premiums and policies) related to the aforesaid real estate or any deed of trust (mortgage) thereon.

IN WITNESS WHEREOF, GRANTOR has signed this deed on this the 2ND day of July, 2007.

Gonzalo Guerrero
GONZALO CARDONA GUERRERO, GRANTOR

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the State of Tennessee, GONZALO CARDONA GUERRERO, the within named GRANTOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this the 2nd day of July, 2007.

JENNIFER B. GIBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC FOR STATE OF TENNESSEE

My commission expires: 3/21/09

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

GRACE KIM, the within named GRANTEE, hereby makes oath that this deed is an adjustment of property rights between divorcing parties, and as such, it is exempt from transfer tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(E).

GRACE KIM, GRANTEE

Sworn to and subscribed before me this 12th day of July, 2007.

NOTARY PUBLIC FOR STATE OF TENNESSEE

NICHOLE MORGAN
NOTARY PUBLIC AT LARGE
MONTGOMERY CO.

My commission expires September 23, 2007.

NAME & ADDRESS OF PROPERTY OWNER & PERSON RESPONSIBLE FOR PAYMENT OF TAXES	GRACE KIM 6721 CHRISTIANSTED LANE NASHVILLE, TENNESSEE 37211-7485
PARCEL IDENTIFICATION	087 05 0A 053.00
ADDRESS OF PROPERTY	5963 COLCHESTER DRIVE HERMITAGE, TENNESSEE 37076-4407
SEND TAX STATEMENTS TO	GRACE KIM 6721 CHRISTIANSTED LANE NASHVILLE TN 37211-7485