STATE OF TENNESSEE
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 08/07/07 10:21 2 pgs
Fees:13.00 Taxes:318.20
20070807-0094034

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 2007.

Notary Public
MY COMMISSION EXPIRES: 1-22-10
File No. 07-3859D

CAROLYN BARKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| | Same as new owner | |
| George Peterson ad Jae B. Kim, husband and wife (NAME) | (NAME) | 162-9-A-15.00 CO |
| 2160 Branch Oak Trail (STREET ADDRESS | (STREET ADDRESS) | |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Rickey G. McCraney, Executor for the Estate of Virginia W. McCraney**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Peterson and Jae B. Kim, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Townhouse No. 15, Building 3, in a Horizontal Property Regime on the plan of Hickory Valley Condominiums, Phase 2, according to the Master Deed of record in Book 4521, page 574, Book 4650, page 34, Book 4659, page 32, Book 4937, page 429 and Book 5001, page 384, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Book 4460, page 133, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Virginia W. McCraney from Rickey F. McCraney and Valerie J. McCraney, by Quit Claim Deed dated June 27, 2002, as instrument No. 20020703-0080337, in the Register's Office for Davidson County, Tennessee.

The said Virginia W. McCraney having since died testate and pursuant to the terms of her Last Will and Testament duly probated and recorded in Docket Number 06p-1627, in the Probate Court for Davidson County, Tennessee. Said Last Will and Testament empowering decedent's Executor, Rickey G. McCraney to sell and execute all conveyance necessary to sell, transfer and convey said property.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5510 Country Way Drive, Unit 15, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 26th day of July, 2007.

RICKEY G. MCCRANEY, EXECUTOR FOR THE
ESTATE OF VIRGINIA W. MCCRANEY

By: _____
Rickey G. McCraney, Executor

July 26, 2007
Date

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STATE OF TEXAS

COUNTY OF TARRANT }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Rickey G. McCraney, Executor for the Estate of Virginia W. McCraney , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that Rickey G. McCraney is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of July, 2007.

My Commission Expires: 11-09-2007

_____
Notary Public

DAVID S BABER
Notary Public, State of Texas
My Commission Expires:
November 9, 2007

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.ASSOCIATES.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**