Creative Title and Escrow, LLC
1994 Gallatin Rd. N., Ste. 202
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 08/10/07 09:46 2 pgs
Fees:13.00 Taxes:625.30
20070810-0095847

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-07700239

WARRANTY DEED

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
8-16-08

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$169,000.00

Jennifer Rae
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
30th **day of July, 2007**

Notary Public

MY COMMISSION EXPIRES: 8/16/08

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter J. Shim **3404 Milbridge Drive** **Antioch, TN 37013**	RLCA 2350 E. Devon Ave Suite 300 Des Plaines IL 60018	**137-13-0A-009.00**

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 HEREBY ACKNOWLEDGED, WE,

Brian H. Smith, married

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

~~**Peter J. Shim and Kimberly Dawn Smith,**~~ Peter J. Shim, a single man and Kimberly D. Smith, a single woman 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:

Being Lot No. 9, on the Plan of Peninsula Point, Section One, of record in Plat Book 9700, page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brian H. Smith, unmarried by Warranty Deed from Marcia B. Bearden dated 1-2-01 and recorded 1-4-01 in Instrument Number 200101040001414, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record.

* Nicole W. Smith, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in said property.

Unimproved ( )
This is improved (X) property known as **3404 Milbridge Drive, Antioch, TN 37013**
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. 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 hands this 30th day of July, 2007.

Brian H. Smith

Nicole W. Smith

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian H. Smith and Nicole W. Smith, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 30th day of July, 2007.

Commission Expires: 8/[illegible]/08

TONJA C. [illegible]
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 8-10-08

Notary Public