PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 09/28/07 10:35 2 pgs
Fees:13.00 Taxes:1087.80
20070928-0115698

W & I Ref:(dm) Title No: 48906
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kyung Tae Kang 1807 Hillside Avenue Nashville, Tennessee 37203	ABN AMRO MORTGAGE GROUP, INC. 1201 E. Lincoln Madison Heights, Michigan 48071

TAX MAP-PARCEL NUMBERS: 10509045800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$294,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ana L. Racines-Zayas , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kyung Tae Kang** 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. 1 on the Plan of Section Ninety-five Edgehill Estates of record in Book 4715, page 177 Register's Office for said county to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ana L. Racines Zayas a single person by deed from Vassion Investment Properties, LLC, a Tennessee Limited Liability Company of record in Doc. No. 20070312-0030085 dated and executed on March 8, 2007 and recorded on March 12, 2007 in the Register's Office for Davidson County, Tennessee. And being the same property conveyed to Vassion Investment Properties, LLC, a Tennessee Limited Liability Company, dated November 20, 2006, by Warranty Deed from John M. Sowell and wife, Ola Mai Sowell, and recorded in Instrument No. 20061122-0145447 on November 22, 2006 in the Register of Deeds Office in and for Davidson County, Tennessee. And being the same property conveyed to John M. Sowell and wife, Ola Mai Sowell, dated November 14, 1980, by Warranty Deed from Metropolitan Development & Housing Agency, formerly the Nashville Housing Authority, and recorded in Deed Book 5679, page 876, and recorded on November 18, 1980, in the Register's of Deeds Office in and for Davidson County, Tennessee

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4715 Page 177, said Register's Office, which Plan shows a 30 foot minimum building setback line from Wade Avenue and Hillside Avenue and a 20 foot easement for public utility purposes along the rear line of said lot with an 8 inch sewer line lying therein. Restrictions contained in instrument of record in Book 5679, page 876, said Register's Office.

This is improved property, known as: 1807 Hillside Avenue, Nashville, Tennessee 37203

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 27th day of September, 2007.

Ana L. Racines-Zayas

State of TENNESSEE

County of DAVIDSON

On this 27th day of September, 2007 , before me the undersigned authority, personally appeared Ana L. Racines-Zayas , 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 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

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 $294.000.00

Affiant

Sworn and subscribed before me this the 27th day of September, 2007

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary Public