Davidson County DEEDWARR
Recvd: 10/11/07 13:23 2 pgs
Fees:13.00 Taxes:510.23
20071011-0121024

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of September, 2007, by and between Chi-hong Park, married, party of the first part, and Stephen Kirtley, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot Number 298 on the Plan of Cherry Hills, Section 6, of record in Plat Book 4300, Page 176, Register's Office for said County, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Chi-hong Parkby virtue of that certain Cash Deed dated June 18, 2007, at Instrument No. 20070620-0073767 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006** Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 4317, Page 574; Book 4622, Page 220 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Chi-hong Park

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Chi-hong Park and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of September, 2007.

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Notary Public

My Commission Expires: 9-19-09

Property Owner & Address: Stephen Kirtley

Tax Parcel No 15001028500

Property Address: 2937 Cherry Hills Drive
Antioch, TN 37013

MAIL TAX
BILLS TO: Wells Fargo Bank
7445 New Technology Way
Frederick, MD 21703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $137,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of September, 2007.

Notary Public

My Commission Expires: 11/21/10

MITCHEL AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY