Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/05/08 14:33 2 pgs
Fees:13.00 Taxes:1165.50
20080505-0046201

39-B
File #08-1100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dukejoong Min and Margaret A. Min**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fernando Miranda and wife, Patricia Bihl-Miranda,** 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. 65 on the Plan of Revised Plan of Hillwood Terrace, Section 2 of record in Plat Book 3300, Page 73, Register's Office for said County.

Said Lot No. 65 which is a corner lot, fronts 103.3 feet on the northeasterly margin of Brookwood Terrace and fronts 139.5 feet on the broken southeasterly margin of Neartop Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 171.7 feet on the southeasterly line and 121.0 feet on the northeasterly line, to a point of intersection.

Being the same property conveyed to Dukejoong Min and spouse, Margaret A. Min by deed from Joseph Michael Whelan and spouse, Karen Jones Whelan of record in Book 10997 page 32, Register's Office for Davidson County, Tennessee.

The marriage of Dukejoong Min and Margaret A. Min has since been dissolved by Final Decree on file as Case No. 01D-906, Second Circuit Court of Davidson County, Tennessee. Dukejoong Min having since married Kim Min. Kim Min joins in this conveyance to convey any and all marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 82 Brookwood Terrace, Nashville TN, 37205.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 28th day of April, 2008.

Dukejoong Min

Margaret A. Min

Kim Min

State of Tennessee)
County of Davidson)

On this 28th day of April, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Dukejoong Min and Kim Min, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-25-09

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO.

State of Tennessee)
County of Davidson)

On this 28th day of April, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Margaret A. Min, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-25-09

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 315,000.00.

Fernando T. Miranda

Affiant

Sworn and subscribed before me on this the 28th day of April, 2008.

Notary Public

My Commission Expires: 7-25-09

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO.

NEW OWNER:
Fernando Miranda
~~82 Brookwood Terrace~~ 400 Jackson Blvd
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
same

TAX MAP-PARCEL #:
103 10 0 099.00