Davidson County DEEDWARR
Recvd: 09/03/08 14:48 2 pg
Fees:13.00 Taxes:758.50

20080903-0090378

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 27th day of August, 2008.

Notary Public
My commission expires: 8/23/10

02-0808-46176

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Ronald C. Smith<br>925 Gallatin Avenue<br>Nashville TN 37206 | Ronald C. Smith<br>P.O. Box 546<br>Old Hickory TN 37138 | 083-01-0 417.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Yong Gak Kim, Unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ronald C. Smith, Unmarried**, hereinafter called the Grantees, their successors 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 the easterly part of the southerly 60 feet front and 57 feet rear of Lot No. 1, on the Plan of J.B. Hancock's East End Addition, of record in Book 57, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description, and also part of Lot No. 3 on the Plan of Martha Martin Lands, of record in Book 161, Page 101, Register's Office for said county, and described together according to a survey made by Barge, Waggoner and Summer, Engineers, dated July 29, 1970, as follows:

Beginning at a point on the east margin of Gallatin Road, 105 feet south of the south margin of Granada Avenue; at an existing cross mark; thence leaving the said Road, South 78 degrees East 149.95 to an iron pin in the west margin of an alley; thence along the margin of said alley, South 12 degrees 01 west passing the terminus of said alley at 57 feet a total distance of 136.40 feet to a concrete monument; thence North 79 degrees 22' west 150 feet to an existing spike, in the east margin of Gallatin Road; thence with the margin of said road, North 12 degrees 01 East 140.00 feet to the point of beginning.

Being the same property conveyed to Yon Gil Kim and wife, Chun Ja Kim by deed from Hamilton Realty Corporation, a New Jersey Corporation, dated September 15, 1995, recorded September 19, 1995, of record in Book 9798, Page 977, Register's Office for Davidson County, Tennessee. The said Yon Gil Kim having since died.

Further being the same property conveyed to Chun Ja Kim, single and Yong Gak Kim by Quitclaim Deed from Chun Ja Kim, dated January 19, 2005, recorded January 19, 2005, of record in Instrument No. 20050119-0006874, re-recorded in Instrument No. 20050208-0014842, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Yong Gak Kim by Quitclaim Deed from Chun Ja Kim, dated September 4, 2007, recorded September 4, 2007, of record in Instrument No. 20070904-0105811, Register's Office for Davidson County, Tennessee; said Quitclaim Deed was corrected by Quitclaim Deed recorded simultaneously herewith, of record in Instrument No. 20080903-0090377, said Register's Office.

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.

This property is improved property known as 925 Gallatin Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of August, 2008.

Yong Gak Kim

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Yong Gak Kim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27th day of August, 2008.

State of Tennessee at Large

My Commission expires :

1/23/10

