RETURN TO:

Homeland TITLE

1896 General George Patton Drive
Suite 200
Franklin, TN 37067

(3)

Davidson County DEEDWARR
Recvd: 10/07/08 10:53 2 pgs
Fees:13.00 Taxes:373.61

20081007-0101700

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of September, 2008, by and between George Peterson and Jae B Kim, husband and wife, party of the first part, and Justin B Weaver and Rachel Weaver, husband and wife, 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 Townhouse No. 15, Building 3, in a Horizontal Property Regime on the plan of Hickory Valley Condominiums, Phase 2, according to the Master Deed of record in Book 4521, Page 574, Book 4650, Page 34, Book 4659, Page 32, Book 4937, Page 429 and Book 5001, Page 384, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Book 4460, Page 133, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being all or part of the same property conveyed to George Peterson and Jae B. Kim by virtue of warranty deed dated July 26, 2007 and recorded at Instrument No. 20070807-0094034 in the Register's Office of Davidson County, Tennessee. Also see # 20081007-0101698

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 2008 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 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.

George Peterson

Jae B Kim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, George Peterson and Jae B Kim, 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 15th day of September, 2008.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

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

Property Owner & Address: Justin B Weaver and Rachel Weaver

Tax Parcel No 162090 A 01500CO

Property Address: 5510 Country Drive
15
Nashville, TN 37211

MAIL TAX
BILLS TO: NEW OWNER

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 $100,975.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Pamela J. Smith
AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of September, 2008.

Carol A. Clawson
Notary Public

My Commission Expires: 3-20-10

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON