THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT EXECUTED IN CONNECTION WITH THIS TRANSACTION

This instrument prepared by:

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

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of July, 2009, by and between Jae Boon Kim, married, party of the first part, and Aaron A Smith and Svneja Smith, 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:

Being Lot No. 161 B, Zone Lot Division, Lots 159 & 161, Section 1, PEBBLE TRACE, as of record in Plat Book 6900, Page 34 and amended in Plat Book 6900, page 564, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete accurate legal description thereof.

Being all or part of the same property conveyed to Jae Boon Kim, by virtue of that certain Cash Deed dated April 8, 2009, at Instrument No. 20090413-0033096 in the Register's Office of Davidson County, Tennessee. Being previously conveyd to Secretary of Housing and Urban Development, by Trustee Deed dated August 21, 2008 at Instrument NO. 20081212-0119579, in the said Register's Office.

***Seller warrants that the property has never been her primary residence and that it has only been used for investment purposes.**

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 2009 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 7409, Page 901 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.

Jae Boon Kim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

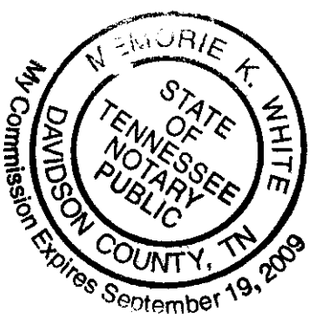
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jae Boon Kim, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the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

BILL GARRETT, Davidson County
Trans:T20090051374 DEEDWARR
Recvd: 07/30/09 09:08 2 pgs
Fees:13.00 Taxes:370.00
20090730-0071244

WITNESS my hand and official seal at office this 29th day of July, 2009.

Memorie K White
Notary Public

My Commission Expires: 9-19-09



Property Owner & Address: Aaron A Smith and Svneja Smith

2315 Rader Ridge Rd
Antioch, TN 37013

Tax Parcel No 14905019900

Property Address: 2315 Rader Ridge Rd
Antioch, TN 37013

MAIL TAX BILLS TO: Guaranty Trust

316 Robert Rose Dr
Murfreesboro, TN 37129

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 $100,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

S. Smith
AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of July, 2009.

Memorie K White
Notary Public

My Commission Expires: 9-19-09

