RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20090086801 DEEDWARR Recvd: 12/28/09 14:42 2 pgs Fees:13.00 Taxes:444.00 20091228-0117452

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00009734

MAP - PARCEL NO: 142-04-0A-195 CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
F&M BANK	MYONGSUK SUNG	F&M BANK
50 FRANKLIN STREET	214 OLD HICKORY BLVD UNIT 195	
CLARKSVILLE, TN 37040	NASHVILLE, TN 37221	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JOSEPH B. MORAN, married**, have bargained and sold and by these presents do transfer and convey unto **MYONGSUK SUNG**, her heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit No. 195 of Belle Forest Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of Belle Forest Condominium Apartments of record in Book 5438, page 699, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed and as further set out on a Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph B. Moran, unmarried by Warranty Deed from Thrace T. Warren, unmarried, of record in Instrument No. 20071121-0136085, dated November 9th, 2007, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.
2. All matters as shown on the Plan of BELLE FOREST CONDOMINIUM APARTMENTS, of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee.
3. Master Deed of record in Book 5438, page 699, Register's Office for Davidson County, Tennessee.
4. Easement Agreement of record in Book 5074, page 945, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

VALERIYA MORAN, wife of **JOSEPH B. MORAN,** joins in the execution of this instrument to convey any right, title or interest she may have in the subject property by virtue of her marriage to **JOSEPH B. MORAN.**

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 23rd day of December, 2009.

Joseph B Moran
JOSEPH B. MORAN

Valeriya Moran
VALERIYA MORAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSEPH B. MORAN and wife, VALERIYA MORAN**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 23rd day of December, 2009.

My Commission Expires:
12-18-12

Donna L. Sa
Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$120,000.00**.

Affiant

SWORN TO and subscribed before me on this 23rd day of December, 2009.

My Commission Expires:
12-18-12

Donna L. Sa
Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY