BILL GARRETT, Davidson County
Trans:T20100080868 DEEDWARR
Recvd: 12/23/10 11:15 2 pgs
Fees:13.00 Taxes:423.65
20101223-0102143

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

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of December, 2010, by and between Jae Boon Kim, married, party of the first part, and James C Griffin, unmarried, 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. 51, on the plan of a Horizontal Property Regime (Private Element), Phase 2, Smith Spring Townhomes, Revision 1 of record in Instrument No. 20010629-0068937, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Jae Boon Kim, by virtue of that certain Cash Deed dated June 22, 2010, at Instrument No. 20100625-0049663 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Secretary of Housing and Urban Development by virtue of Trustee's Deed at Instrument No. 20100322-0021038, corrected at Instrument No. 20100414-0028072 from Kathy M. Diaz by virtue of Warranty Deed at Instrument No. 20020404-0041095 dated March 26, 2002, in the Register's Office of Davidson County, Tennessee.
seller warrants that this property was used for investment purposes only and never as her primary residence.

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 covenant 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 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of December, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: James C Griffin

3401 Anderson Road, Unit 51
Antioch, Tn 37013

Tax Parcel No 136150B00500CO

Property Address: 3401 Anderson Rd Unit 51
Antioch, TN 37013

MAIL TAX BILLS TO: US Bank Home Mortgage

4801 Frederica Street, Attn: Payment Processing
Owensboro, KY 42301

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 $114,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of December, 2010.

Notary Public

My Commission Expires:

A. P. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012