BILL GARRETT, Davidson County
Trans:T20120004876 DEEDWARR
Recvd: 01/20/12 13:35 2 pgs
Fees:13.00 Taxes:210.90
20120120-0005781

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$59,000.00~~ $57,000.00

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Return To
Parthenon Title Agerncy
85 White Bridge Road
Suite 100-B
Nashville,TN 37205

Affiant

Subscribed and sworn to before me, this 7 day of December, 2011.

Notary Public
My commission expires: 7/6/15

EILEEN C ASPLUND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

03-1112-37448

Address of New Owner:	Send Tax Bills to:	Tax Information
Don H. Kim 203 Scalf Drive Madison TN 37115	SAM	04310002700

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, Anita Humphrey and Sue Mangeri, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Don H. Kim, 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 Lot No. 3 on the unrecorded Map showing the subdivision of Tract 14, Anderson Estates, a plan of said Anderson Estates being of record in Plat Book 1130 , Page 137 , in the Register's Office of Davidson County, Tennessee and said Lot 3 being described together according to a survey made by Harvey Gee, dated December 29, 1947 as follows:

Beginning at a point in the west margin of Scalf Drive at the corner of Lots 2 and 3, said point being 258.8 feet north of a concrete monument in the margin of Scalf Drive, opposite a turn in DePont Avenue; thence with the line between Lots 2 and 3, westerly 175 feet to a point; thence northerly 115 feet to a corner of Lot 4; thence with the line between Lots 3 and 4 easterly 175 feet to a point in the westerly margin of Scalf Drive; thence with the margin of the same, southerly 115 feet to the point of beginning. Said legal description is the same as in deed of record in Book 9448, page 947, said Register's Office.

Being the same property conveyed to James Elton Humphrey, Jr by deed from Ermine E. White and wife, Reva P. White of record in Book 5082, page 493, said Register's Office and further conveyed to Sarah N. Humphrey by deed from James E Humphrey of record in Book 9448, page 947, said Register's Office. The said Sarah N. Humphrey having died in the month of August, 2009 without a will. Property vested in the Heirs at Law of Sarah N. Humphrey, namely Anita Humphrey and Sue Mangeri and also by Affidavit of Heirship contained of record as Instrument No. 20110812-0062428, said register's Office and signed by Bryan Porter and Charles E Duncan.

Subject property is not now, and never has been, the residence of the grantors herein, nor any spouse or assigns.

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 203 Scalf Drive, Madison, TN 37115

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 6th day of December, 2011.

Anita Humphrey

Sue Mangeri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anita Humphrey and Sue Mangeri, 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 Nashville, TN, this 6th day of December, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013