PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(gj) Title No: 45552
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/11/04 10:00 2pgs
Fees:13.00 Taxes:1369.00
20040611-0069339

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James G. McDowell Jennifer A. McDowell 517 Fairfax Avenue Nashville, Tennessee 37212	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 104-11-121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$370,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John K. Song, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James G. McDowell and spouse, Jennifer A. McDowell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly part of Lot No. 4 of Block 5 on the Map of Fairfax Place Subdivision as of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot fronts 75 feet on the south side of Fairfax Avenue and runs back between lines, 214 feet, more or less, on the west line and 227 feet on the east line to a dead line in the rear on which it measures 76.5 feet.

Being the same property conveyed to John K. Song, unmarried and Young H. Song, married, as joint tenants with of survivorship of record in Book 11187, page 100, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20040415-0042636, said Register's Office, subject property was conveyed to John K. Song, unmarried.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547 Page 137 and 138, said Register's Office

This is improved property, known as: 517 Fairfax Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of June, 2004.

6/9/4

John K. Song

State of TENNESSEE
County of DAVIDSON

On this 9th day of June, 2004 , before me the undersigned authority, personally appeared John K. Song , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Sworn and subscribed before me this the 9th day of June, 2004

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public