03

Realty Title

48-A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22724-04-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $145,000.00. Affiant Subscribed and sworn to before me this 10th day of June, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Jachi George Sun Laura P. Sun 5304 Village Way Nashville, TN 37211	**Send Tax Bills To:** BANK OF AMERICA 900 W. TRADE ST. CHARLOTTE, NC 28255-0001	**Tax Information:** Map No.161-10-0-A Parcel No. 49

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David H. Priest and wife, Tammy L. Priest,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jachi George Sun and wife, Laura P. Sun** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5304 Village Way, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of June, 2004.

David H. Priest

Tammy L. Priest By

Tammy L. Priest
By David H. Priest, Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David H. Priest,** 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, at office, this 10th day of June, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 06/14/04 10:14 3pgs
Fees:18.00 Taxes:536.50

20040614-0069736

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, David H. Priest, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Tammy L. Priest and is authorized by the said Tammy L. Priest to execute this instrument on her behalf.

Witness my hand, at Office, this 10th day of June, 2004.

Notary Public

My Commission Expires:

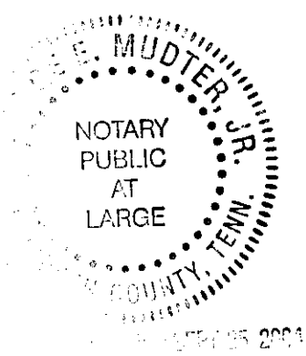


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Villages of Brentwood, Phase One as of record in Plat Book 5200, page 613, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David H. Priest and wife, Tammy L. Priest by deed dated May 3, 2002 from Allen L. Lantz, an unmarried man, of record in Instrument No. 20020506-0055244, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated and assumed by the Grantee;
2. Restrictions of record in Book 6143, page 11, amended in Book 6398, page 435;
3. Dedication of common area of record in Book 9718, page 624;
4. Charter of record in Book 6158, page 352; and
5. All matters appearing on the Plan of record in Book 5200, page 613, Register's Office for Davidson County, Tennessee.