24-1-493

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 12/15/04 13:35 2pgs
Fees:13.00 Taxes:480.63
20041215-0149158

WARRANTY DEED

THIS INDENTURE is made and entered into this **3rd** day of **December, 2004** by and between **Trust Number 716 Woodcraft Drive State of Tennessee, trust agreement dated the 9/27/02,** herein after referred to as GRANTOR, and **Robin L. Yoon** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 13 on the plan of Percy Priest Woods Subdivision (Revision of Cheswicke Park P.U.D.) of record in Book 9700, page 384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Trust Number 716 Woodcraft Drive, State of Tennessee, trust agreement dated the 9/27/02, by Warranty Deed to Trustee by Raymond and Taleya Dodson, a married couple, dated October 8, 2002, recorded October 8, 2002, of record in Instrument 20021008-0122803, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 716 Woodcraft Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Trust Number 716 Woodcraft Drive
Signature of Seller State of Tennessee, trust agreement dated the 9/27/02
By: Anthony Cooper, Trustee

TRUST

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Carrie Hughes, a Notary Public of said State and County aforesaid, personally appeared Anthony Cooper with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Trustee of Trust Number 716 Woodcraft Drive ** , the within named bargainor, a corporation, and that he/she as such Trustee , executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Trustee .

Witness my hand and seal, at office in Franklin, this the **3rd** day of **December, 2004.**

Carrie E Hughes
Notary Public

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

**State of Tennessee, trust agreement dated the 9/27/02

My Commission Expires: MY COMMISSION EXPIRES AUGUST 22, 2005

Name and Address of Property Owner:
Robin L. Yoon
716 Woodcraft Drive, Nashville, TN 37214

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Ste 400, Franklin

Map and Parcel--108.15-0A-013.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$129,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **December, 2004.**

Carrie E Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires: _____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

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