Return To: **Richmond Title Services**
209 10th Ave S Ste 349
Nashville, TN 37203

Prepared by:
Realty Title & Escrow Company, Inc.
1187 Old Hickory Blvd., Suite 100
Brentwood, TN 37027

THERESA C. RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY
My Comm. Exp. May 30, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $258,000.00

Laura B Ringer
Affiant

Subscribed and sworn to before me, this 2nd day of December, 2005.

Theresa C Richardson
Notary Public
My commission expires:

01-0511-24876

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joel Brasfield 404 Carphilly Court Brentwood TN 37027	SAME	172-05-0-B-145

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, **Hyun T. Shin and wife, Chang S. Shin**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joel Brasfield and wife, Kimberly Brasfield**, 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. 31, on the Plan of Sterling Oaks, Phase III, of record in Instrument No. 20001122-0115320, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hyun T. Shin and Chang S. Shin, husband and wife, by deed from Pulte Homes Tennessee, Limited Partnership, of record in Instrument No. 20011204-0133384, Register's Office for Davidson County, Tennessee.

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 404 Carphilly Court, Brentwood, TN 37027

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.

Davidson County DEEDWARR
Recvd: 12/06/05 10:47 2 pgs
Fees:13.00 Taxes:954.60
20051206-0146572

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 2nd day of December, 2005.

Hyun T. Shin

Chang S. Shin

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hyun T. Shin and Chang S. Shin, 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 Franklin, Tennessee, this 2nd day of December, 2005.

Notary Public

My Commission expires 2-1-09

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY