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. 24929-11-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $135,000.00. James E. Hensley Affiant Subscribed and sworn to before me this 6th day of December, 2005. Notary Public My Commission Expires:

ELIZABETH L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James E. Hensley Susan D. Hensley 213 Theodore Road Nashville, TN 37214	NEW OWNER	Map No.084.14-0 Parcel No. 092.00

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, **Sun Ki Yi, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James E. Hensley and wife, Susan D. Hensley** ("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 213 Theodore Road, Nashville, TN 37214

Sun Hee,*the spouse of Sun Ki Yi, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said Sun Ki Yi.

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 6th day of December, 2005.

Sun Ki Yi Sun Hee Yi

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sun Ki Yi and Sun Hee*** 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 6th day of December, 2005.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 22, 2007

*Yi

Davidson County DEEDWARR
Recvd: 12/12/05 15:35 2 pgs
Fees:13.00 Taxes:499.50

20051212-0149234

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Walnut Grove, as of record in Plat Book 2133, page 87, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Sun Ki Yi, Married by Deed dated, April 14, 2000 from Charles R. Elvin and Mary G. Clark, fka Mary Gene Simmons and David O'Dell Ervin of record in Instrument No. 200004180038793, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 2271, page 541, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 2133, page 87, Register's Office for Davidson County, Tennessee.