THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
Same as new owner

Davidson County DEEDWARR
Recvd: 03/21/07 10:34 2 pgs
Fees:13.00 Taxes:601.25
20070321-0034169

MAP PARCEL NUMBERS
92.05-0-119.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **8th** day of **March, 2007,** by and between **A Place in the Sun, Inc.**, party of the first part, and **Luke Evan Stokes and Corinne Elizabeth Stokes, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$162,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the southerly 56 1/2 feet of the northerly 306 1/2 feet of the Westerly 1/2 of Block 42, on the plan of Mid-Way, as of record in book 421, page 11, Register's Office for Davidson County, Tennessee.
**

BEING the same property conveyed to Virginia Simmons Nyabongo by deed from James E. Harvey, of record in Book/Instrument No. 3994, page 559, Register's Office, Davidson County, Tennessee, dated 2/25/66 and recorded 3/8/66.

BEING the same property conveyed to A Place in the Sun, Inc., a Tennessee Corporation by Special Warranty deed from Peggy D. Mathes, Administrator of the Estate of Virginia S. Nyabongo, of record in Book/Instrument No. 20060309-0027815, Register's Office, Davidson County, Tennessee, dated 3/7/06 and recorded 3/9/06.

The above referenced property is also known as 936 34th Avenue North, Nashville, TN 37209.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); (all particular exceptions from commitment go here regarding plat of record, restrictions, easements, right of ways, charter, by laws, master deed, etc.); any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.
** Said part of said Block fronts 56.5 feet on the easterly margin of 34th Avenue North (formerly Linden Street) and runs back between parallel lines 150 feet to an alley.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

A Place in the Sun, Inc.

Tina Y. Tsui, President
By Tina Y. Tsui, President

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, **Tina Y. Tsui**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **President** of **A Place in the Sun, Inc.**, the within named bargainor, a corporation, and that such president or officer as such **Tina Y. Tsui**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as **A Place in the Sun, Inc.**

WITNESS my hand and Notarial Seal at office this 8th day of March, **2007.**

My commission expires 2/27/10

Christy D. Landrum
Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$162,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Thomas
Affiant

Subscribed and sworn to before me this 8th day of March, 2007.

Dana P. Mason
Notary Public

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 3-11-09

PROPERTY ADDRESS:
936 34th Avenue North
Nashville, TN 37209

Name and address of new owner:
Lucevan Stokes and Corinne Elizabeth Stokes
936 34th Avenue North
Nashville, TN 37209