Return to:

PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

WINDMILL TITLE, LLC
201 SEABOARD LANE, SUITE 102
FRANKLIN, TENNESSEE 37067
615-771-3730 PH. 615-296-4600 FAX

Davidson County DEEDWARR
Recvd: 07/03/07 10:53 3 pgs
Fees:18.00 Taxes:2479.00
20070703-0079329

W & I Ref: Title No: 48655

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel R. Beaird Renae J. Beaird 3307 Wimbledon Road Nashville, Tennessee 37215	Sun Trust Mortgage, Inc. 201 4th Ave. N 7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 11709001600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$670,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Yoo and spouse, Kris K. Yoo**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel R. Beaird and Renae J. Beaird** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee being Lot Nos. 57, 58 and 59 of Block "F" on the revised Plan of Woodmont Acres, as of record in Book 843, Page 102, Register's Office for said County.

SAID Lot No. 57 fronts 25 feet on the southerly side of Wimbledon Road and runs back between parallel lines 154.6 feet on the easterly line and 154.94 feet on the westerly line to a dead line.

SAID Lot No. 58 fronts 25 feet on the southerly side of Wimbledon Road and runs back between parallel lines 154.28 feet on the easterly line and 154.61 feet on the westerly line to a dead line.

SAID Lot 59 fronts 25 feet on the southerly side of Wimbledon Road and runs back between parallel lines 153.95 feet on the easterly line and 154.28 feet on the westerly line to a dead line.

BEING the same property conveyed to Christopher Yoo and spouse, Kris K. Yoo by deed dated May 31, 2000 and recorded June 2, 2000 from Fred Kyle Lehning, unmarried, of record in Instrument No. 200006020055257 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record Book 843, Page 102, said Register's Office, which Plan shows a 50 foot minimum building setback line from Wimbledon Road.

This instrument is executed on behalf of Christopher Yoo and Kris K. Yoo by Walker Igleheart pursuant to a Power of Attorney executed by her/him/them on the 26th day of June, 2007 of record in Instrument No. 20070703007 9328, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 3307 Wimbledon Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of June, 2007 .

Christopher Yoo by Walker Igleheart, AIF

Christopher Yoo by Walker Igleheart, Atty-In-Fact

Kris K. Yoo by Walker Igleheart, AIF

Kris K. Yoo by Walker Igleheart, Atty-In-Fact

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $670,000.00

Daphne Campbell

Affiant

Sworn and subscribed before me this 27th day of June, 2007

My Commission Expires: 7-19-08

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Walker Igleheart** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Christopher Yoo and Kris K. Yoo, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2007



My Commission Expires:

My Commission Expires May 2, 2011

Notary Public

EXHIBIT "A"
To
Warranty Deed

FROM: Christopher Yoo and spouse, Kris K. Yoo

TO: Daniel R. Beaird and Renae J. Beaird

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

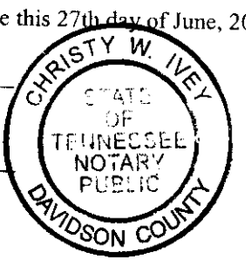
Further the Affiant Saith not.

Walker Igleheart, Affiant

Sworn to and subscribed before me this 27th day of June, 2007

Notary Public

My Commission Expires:



My Commission Expires May 2, 2011