(N)

Davidson County DEEDWARR
Recvd: 10/05/07 15:27 2 pgs
Fees:13.00 Taxes:1009.92

20071005-0119369

WARRANTY DEED

After Recording Return to:
Bridgehouse Title
342 Cool Springs Blvd., Ste 202
Franklin, TN 37067
File #7073

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $272,950.00

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2007.

Notary Public

My commission expires: July 20, 2008

(AFFIX SEAL)

CAROL L. McARTHUR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Chen Ken Karger	**Realty Mortgage Corp.**	**Map 115-02, Parcel 099**
719 Clematis Drive	**215 Katherine Drive**	
Nashville, TN 37205	**Flowood, Mississippi 39232**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John Stanley Shoaf, III and spouse, Jina C. Shoaf

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chen Ken Karger , unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 188, on the Plan of Crest Meade, Section III, of record in Plat Book 2331, Page 150, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Stanley Shoaf, III, and spouse, Jina C. Shoaf, by Deed from Leonard Franklin Pogue, III, as Executor of the Last Will and Testament of Catherine G. Pogue, deceased, and Leonard Franklin Pogue, III, Patricia Ann Riley, and Mary Lynn Fly, as Devisees under the Last Will and Testament of Catherine G. Pogue, deceased, of record in Instrument No. 20060201-0012251, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of John Stanley Shoaf, III, and spouse Jina C. Shoaf, pursuant to a Power of Attorney executed by same on the 11th day of September, 2007, of record in Instrument No. 20071003-0119308, Register's Office for Davidson County, Tennessee.

This is Improved (_X__) Unimproved (____) property, known as: **719 Clematis Drive, Nashville, TN 37205**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this **21st** day of **September, 2007.**

John Stanley Shoaf, III

By: **John Stanley Shoaf, Jr., Attorney in Fact**

Jina C. Shoaf

By: **John Stanley Shoaf, Jr., Attorney in Fact**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **John Stanley Shoaf, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **John Stanley Shoaf, III, and spouse, Jina C. Shoaf**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **John Stanley Shoaf, III, and spouse, Jina C. Shoaf**, for the purpose therein contained, by signing the name of **John Stanley Shoaf, III, and spouse, Jina C. Shoaf** , by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **September, 2007**.

Notary Public

My Commission expires: 3/22/09

JOHN T. COOK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.