After recording return to:
TrustLand Title & Escorw, LLC
1720 West End Ave., Ste 400
Nashville TN 37203

Davidson County DEEDWARR
Recvd: 02/19/08 12:25 2 pgs
Fees:13.00 Taxes:1572.50

20080219-0015854

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Ae K Son, Trustee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2008.

NOTARY PUBLIC

My Commission expires: 3/21/09

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 21, 2009

THIS INSTRUMENT PREPARED BY:
Realty Escrow, LLC, 217 Jamestown Park Road, Suite 2, Brentwood, TN 37027
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ae K Son, Trustee (NAME)	New Owner (NAME)	133-020-236.00
3413 Nolensville Pike (ADDRESS)	1112 Grandview Drive (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Charlene D. Thoni, by Gary Himebaugh as Conservator

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Ae K Son, Trustee of the Irrevocable Trust Agreement No. 1 of Chang W Son, dated December 11th, 1992

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 8 and 9, as shown on the map entitled Sunrise Heights Addition, of record as Plat Book 421, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lots 8 and 9 front 50 feet each on the westerly side of Nolensville Pike and run back between parallel lines 150 feet to a 15 foot alley.

Being the same property conveyed to HAROLD THONI, by deed from EMIL THONI, of record as Book 2744, page 359, dated April 7, 1958, said Register's Office. Said property being further conveyed to HAROLD THONI and wife, CHARLENE D. THONI by quit claim deed of record as Book 4635, page 376, said Register's Office. The said HAROLD THONI having since died. DOROTHY CHARLENE THONI and CHARLENE D. THONI being one and the same person.

This conveyance is subject to any and all existing easements and restrictions of record.

Taxes for the year 2008 have been prorated and assumed by Grantee(s)

The improved property is located at 3413 Nolensville Pike, Nashville, TN, 37211

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, forever. We

with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 15th day of February, 2008.

Charlene D. Thoni,
by Gary Himebaugh as Conservator

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Gary Himbaugh**, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of **Charlene D. Thoni,** and acknowledged that he/she executed the same as the free act and deed of the said **Charlene D. Thoni,** and for the purposes therein contained, by virtue of a Order Appointing Substitute Conservator filed with the Probate Court on June 20th 2007, Register's Office for **Davidson County**, Tennessee.

Witness my hand and official seal at office this 15th day of February, 2008.

My Commission expires:

Notary Public

Misty M. Sohrabi
NOTARY PUBLIC
Williamson County, Tennessee
My Commission Expires
June 20, 2011