File #2008037

When recorded return to:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, TN. 37203
Box 32

Davidson County DEEDWARR
Recvd: 03/17/08 14:40 2 pgs
Fees:13.00 Taxes:1924.00

20080317-0026839

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$520,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1897 General George Patton Dr. Ste. 108, Franklin, TN 37067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Kim and Soon Kim	Same	MAP 72-13
(NAME) 9500 Stoney Ridge Lane ~~3503 Gallatin Avenue~~	(NAME)	PARCELS 94 AND 95
(ADDRESS) Alpharetta, GA. 30022 ~~Nashville, TN 37206~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Margaret C. Cloud as Trustee of The Margaret C. Cloud Revocable Trust, dated January 30, 2008** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David S. Kim and wife, Eunice S. Kim,** 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:

Tract 1

Land in Davidson County, Tennessee, being the north 40 feet of Lot No. 5 on the Plan of Trevecca's Subdivision of Renraw, of record in Plat Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 5 fronts 40 feet on the westerly side of Gallatin Road and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Robert F. Cloud and wife, Margaret Cross Cloud by deed dated June 19, 1967 from J. B. Elizer and wife, Frances G. Elizer of record in Book 4143, page 372, Register's Office for Davidson County, Tennessee. The said Robert F. Cloud and wife, Margaret Cross Cloud conveyed their interest in the subject property to Wm. F. Carpenter, Jr., Trustee by Quitclaim Deed dated August 8, 1974, of record in Book 4842, page 403, said Register's Office, and within the same deed, the said Wm. F. Carpenter, Jr., Trustee conveyed his interest in the subject property to Robert F. Cloud. The said Robert F. Cloud having since died testate, devising the subject to Fred V. Peay, as Trustee by The Last Will and Testament of Robert F. Cloud of record in Will Book 132 , Page 277, Davidson County Tennessee Probate Court Clerk's Office. The said Fred V. Peay died on September 18, 2004 and the Seventh Circuit Court of Davidson County, Tennessee, appointed Margaret C. Cloud and Robert F. Cloud, Jr. as Successor Trustee's. The said Margaret C. Cloud and Robert F. Cloud, Jr. as Co-Trustees of the trust u/w/o Robert F. Cloud, Sr. conveyed the subject property to Margaret C. Cloud and Robert F. Cloud, Jr. as Co-Trustees of the trust u/w/o Robert F. Cloud, Sr. by Quitclaim Deed dated November 22, 2004 of record in Instrument No. 20041123-0140662, and corrected in Instrument No. 20080131-0010219, said Register's Office. The said Robert F. Cloud, Jr. died on December 29, 2007 and Margaret C. Cloud is now serving as the sole trustee pursuant to the Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 04P-1716. Further conveyed to Margaret C. Cloud, by Quitclaim Deed from Margaret C. Cloud, Trustee of the Trust U/W/O Robert F. Cloud, Sr., dated January 30, 2008, and of record in Instrument No. 20080204-0011356, said Register's Office, and yet further conveyed to Margaret C. Cloud, Trustee of The Margaret C. Cloud Revocable Trust dated January 30, 2008, by Quitclaim Deed from Margaret C. Cloud, datted January 30, 2008 and of record in Instrument No. 20080204-0011357, Register's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 6 and the southerly 10 feet of Lot No. 5 on the Plan of Trevecca Subdivision of Renraw, as of record in Plat Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 and the southerly part of Lot No. 5 front together 60 feet on the westerly side of the Gallatin Road and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Robert F. Cloud and wife, Margaret Cross Cloud by deed dated June 30, 1967 from H. L. Patterson and wife, Emmaline S. Patterson of record in Book 4150, page 88, Register's Office for Davidson County, Tennessee. The said Robert F. Cloud and wife, Margaret Cross Cloud conveyed their interest in the subject property to Wm. F. Carpenter, Jr., Trustee by Quitclaim Deed dated August 8, 1974, of record in Book 4842, page 403, said Register's Office, and within the same deed, the said Wm. F. Carpenter, Jr., Trustee conveyed his interest in the subject property to Robert F. Cloud. The said Robert F. Cloud having since died testate, devising the subject to Fred V. Peay, as Trustee by The Last Will and Testament of Robert F. Cloud of record in Will Book 132 , Page 277, Davidson County Tennessee Probate Court Clerk's Office. The said Fred V. Peay died on September 18, 2004 and the Seventh Circuit Court of Davidson County, Tennessee,

appointed Margaret C. Cloud and Robert F. Cloud, Jr. as Successor Trustee's. The said Margaret C. Cloud and Robert F. Cloud, Jr. as Co-Trustees of the trust u/w/o Robert F. Cloud, Sr. conveyed the subject property to Margaret C. Cloud and Robert F. Cloud, Jr. as Co-Trustees of the trust u/w/o Robert F. Cloud, Sr. by Quitclaim Deed dated November 22, 2004 of record in Instrument No. 20041123-0140662, and corrected in Instrument No. 20080131-0010219, said Register's Office. The said Robert F. Cloud, Jr. died on December 29, 2007 and Margaret C. Cloud is now serving as the sole trustee pursuant to the Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 04P-1716. Further conveyed to Margaret C. Cloud, by Quitclaim Deed from Margaret C. Cloud, Trustee of the Trust U/W/O Robert F. Cloud, Sr., dated January 30, 2008, and of record in Instrument No. 20080204-0011356, said Register's Office, and yet further conveyed to Margaret C. Cloud, Trustee of The Margaret C. Cloud Revocable Trust dated January 30, 2008, by Quitclaim Deed from Margaret C. Cloud, datted January 30, 2008 and of record in Instrument No. 20080204-0011357, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2008, a lien, but not yet due and payable and subject to all matters shown on the Plan of Trevecca's Subdivision of Renraw, of record in Plat Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **2503 Gallatin Avenue, Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 13th day of March, 2008.

Margaret C. Cloud as Trustee of

The Margaret C. Cloud Revocable Trust, Dated January 30, 2008

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Margaret C. Cloud , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The Margaret C. Cloud Revocable Trust, dated January 30, 2008, the within named bargainor, a Revocable Trust and that she as such Trustee as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

WITNESS my hand and official seal, this 13th day of March, 2008.

NOTARY PUBLIC



My Commission Expires: My Commission Expires May 24, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1897 General George Patton Dr. Ste. 108
Franklin, TN 37067