WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/08 10:35 3 pgs
Fees:18.00 Taxes:1017.50
20080603-0056388

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MAY, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02679 BUCKNER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ruth I. Buckner	same	172-5B-72.00 CO
5717 Sterling Oaks Drive		
Brentwood, TN 37027		

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

CINDY SU HWANG, UNMARRIED

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

RUTH I. BUCKNER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5717 Sterling Oaks Drive, Brentwood, TN 37027

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said 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 my hand on the ~~30th~~ 29 day of May, 2008.

x Cindy Su Hwang
Cindy Su Hwang

STATE OF ~~TENNESSEE~~ Calif.
COUNTY OF ~~WILLIAMSON~~ SANTA CLARA

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CINDY SU HWANG, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin~~ SANTA CLARA, ~~Tennessee~~ Calif., this ~~30th~~ 29 day of May, 2008.

Notary Public _____

My Commission Expires: 27TH FEB 2009

AMRISHKUMAR KANCHANLAL TALATI
Comm. # 1555439
NOTARY PUBLIC - CALIFORNIA
Santa Clara County
My Comm. Expires Feb. 27, 2009

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 72, PHASE I, STERLING OAKS Subdivision, as shown on plat of record in Plat Book 8250, Page 998, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cindy Su Hwang, married by Warranty Deed from Pulte Homes, a Tennessee Limited Partnership, a Nevada Limited Partnership, recorded on the 3rd day of November, 1999 in Book 11730, Page 896, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

CH

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

