RECORD & RETURN TO:
VICTORY TITLE & ESCROW
695 President Place, Suite 203
Smyrna, TN 37167
File #VTC8040083O

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Davidson County DEEDWARR
Recvd: 06/09/08 10:41 2 pgs
Fees:13.00 Taxes:666.00
20080609-0058832

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(___gj__) Title No: 49353
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Simon Carr Kelly Schooley 5304 Village Way Nashville, Tennessee 37211	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129

TAX MAP-PARCEL NUMBERS: 161100A04900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$180,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jachi George Sun and spouse, Laura P. Sun,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Simon Carr, unmarried and Kelly Schooley, unmarried** 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 No. 68 on the Plan of Villages of Brentwood, Phase One, of record in Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jachi George Sun and wife, Laura P. sun by Warranty Deed from David H. Priest and wife, Tammy L. Priest dated June 10, 2004 and recorded on June 14, 2004 of record in Doc. No.20040614-0069736, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 613, said Register's Office, which Plan shows a 5 foot underground easement for public utility and phone purposes along the front line(s) of said lot and a 20 foot ingress, ingress and sanitary sewer easements located on the rear line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6143, page 11 and amended in Book 6398, page 495, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5304 Village Way, Nashville, Tennessee 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, 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 5th day of June, 2008.

Jachi George Sun

Laura P. Sun

State of TENNESSEE

County of DAVIDSON

On this 5th day of June, 2008 , before me the undersigned authority, personally appeared Jachi George Sun and Laura P. Sun , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

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 $180,000.00

Affiant

Sworn and subscribed before me this the 5th day of June, 2008

Notary Public

My Commission Expires: 8/16/08

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 8-16-08