CLG #20080500014

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***600,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of June, 2008.

Notary Public

My Commission Expires: 9.30.09

Davidson County DEEDWARR
Recvd: 06/26/08 11:23 2 pg
Fees:13.00 Taxes:2220.00
20080626-0065837

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Amy J. Shepard
609 Wilson Boulevard
Nashville, Tennessee 37215

SEND TAX BILLS TO

SunTrust Mortgage, Inc.
401 Commerce Street #6100
Nashville, Tennessee 37219

MAP & PARCEL NOS.

MAP 116-04-0
PARCEL 151.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Hundred Thousand and 00/100 Dollars ($***600,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Edmund Y. Yang, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Amy J. Shepard and husband, Gregg C. Shepard, (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:

BEING Lot No. 3, Block "F", on the Plan of W. M. Cantrells Subdivision as of record in Book 332, page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Edmund Y. Yang, married, by deed dated August 20, 2003, from Mark S. Abbett, married, of record as Instrument No. 20030827-0124057 in the Register's Office for Davidson County, Tennessee.

Laurie Hauber, spouse of Edmund Y. Yang, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as 609 Wilson Boulevard, Nashville, Tennessee 37215.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of W.M. Cantrells Subdivision of record in Book 332, page 85, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 23rd day of June, 2008.

Edmund Y. Yang

Laurie Hauber

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edmund Y. Yang and Laurie Hauber, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2008.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY