39-B

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 2008.

Notary Public
MY COMMISSION EXPIRES: 5/22/2010
File No. G8-6616D

Davidson County DEEDWARR
Recvd: 12/03/08 14:02 2 pgs
Fees:13.00 Taxes:739.63
20081203-0117391

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Christopher W. Price, a married man (NAME) | Suntrust Mortgage, Inc (NAME) | 72-4-35 |
| 1427 Shelton Avenue (STREET ADDRESS | 401 Commerce St. Ste 6100 (STREET ADDRESS) | |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (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 HEREBYACKNOWLEDGED, WE, **Jared Laws and Klarissa Oh, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher W. Price,** * ~~a married man~~, 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:

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of BLOCK "A", INGLEWOOD GOLD CLUB SUBDIVISION, as shown by plat of record in Plat Book 843, Page 65, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Aid Lot No. 34 fronts 60 feet on the northerly side of Shelton Avenue and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Jared Laws and Klarissa Oh, husband and wife from Karen Baird, a married person, by Deed dated November 28, 2006, as Instrument No. 200612010148198, in the Register's Office for Davidson County, Tennessee.

* and wife, Angelique Price, as tenants by the entirety

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Jared Laws is signed by his duly appointed Attorney-in-fact Klarissa Oh, pursuant to the Power of Attorney recorded in as Instrument # 20081203-0117390, said Register's Office.

This is improved property, known as 1427 Shelton Avenue, Nashville, TN 37216.

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 we do covenant with the said GRANTEES 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 herein set out, and we do further covenant and bind ourselves, our 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.

Witness my/our hand(s) this 21st day of November, 2008.

JARED LAWS

By: X Jared Laws by Klarissa Oh
Klarissa Oh, Attorney-in-Fact

November 21, 2008
Date

X Klarissa Oh
Klarissa Oh

November 21, 2008
Date

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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 Klarissa Oh, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of November, 2008.

My Commission Expires: 3/20/10

Notary Public

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STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Klarissa Oh, Attorney-in-Fact for Jared Laws, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of November, 2008.

My Commission Expires: 3/20/10

Notary Public

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.ASSOCIATES.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**