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

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/08 14:33 2 pgs
Fees:13.00 Taxes:684.50

20081217-0120906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAR. 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Irrevocable Trust Agreement No. 1 of Chang W. Son u/a/d December 11, 1992	New Owner	119-10-238
1112 Grandview Drive (ADDRESS)	(NAME) (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Charles Richards and wife, Peggy Richards, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto The Irrevocable Trust Agreement No. 1 of Chang W. Son u/a/d December 11, 1992, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A LOT OR PARCEL OF LAND IN THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF LOGAN AVENUE, SIXTY-ONE (61) FEET NORTH OF THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO MARVIN E. SMITH AND WIFE, OF RECORD IN BOOK 4407, PAGE 396, REGISTER'S OFFICE FOR SAID COUNTY; THENCE EASTWARDLY ONE HUNDRED SIXTY (160) FEET MORE OR LESS TO THE ST. EDWARDS SCHOOl TRACT OF LAND; THENCE SOUTHWARDLY WITH A COMMON LINE WITH SAID ST. EDWARDS SCHOOL TRACT SIXTY-ONE (61) FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE SAID SMITH TRACT; WESTWARDLY ONE HUNDRED SIXTY (160) FEET MORE OR LESS TO THE EASTERLY MARGIN OF LOGAN AVENUE, THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE, NORTHWARDLY SIXTY-ONE (61) FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHARLES RICHARDS BY DEED FROM LIBERTY FREEWILL BAPTIST CHURCH OF RECORD IN BOOK 6395, PAGE 674, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2840 Logan Street, Nashville, TN 37211
(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 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. 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/our hand(s) this 10th day of December, 2008.

WARRANTY DEED
(Continued)

Charles Richards

Peggy Richards

STATE OF Tennessee

COUNTY OF Williamson

I, Connie Hooper , a Notary Public of the County and State first above written, do hereby certify that * Charles Richards personally appeared before me this day and acknowledged the due execution of the foregoing instrument. * and Peggy Richards

Witness my hand and official seal, this the 10th day of December, 2008.

Notary Public

My Commission Expires: 2/24/2009

(SEAL)

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027