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 $***335,000.00.

Chandelle Catherine Binns
Affiant

Subscribed and sworn to before me this 17th day of August, 2009.

Mitchell A. Watts
Notary Public

My Commission Expires: 9.30.09

BILL GARRETT, Davidson County
Trans:T20090056258 DEEDWARR
Recvd: 08/18/09 09:16 2 pgs
Fees:13.00 Taxes:1239.50
20090818-0077502

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Chandelle Catherine Binns
2707 B West Linden Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO

Pinnacle National Bank
211 Commerce Street
Suite 300
Nashville, Tennessee 37201

MAP & PARCEL NOS.

MAP 104-15-0
PARCEL 276.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Five Thousand and 00/100 Dollars ($***335,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Mary Khim, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Chandelle Catherine Binns, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Willoughby Subdivision of record in Plat Book 8250, page 3, 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 Mary Khim, married, by Warranty Deed dated December 17, 2002, from Russell S. Buster and wife, Linda Callaway, of record as Instrument No. 20021220-0157677 and re-recorded as Instrument No. 20030407-0045665 in the Register's Office for Davidson County, Tennessee.

This property is not the personal residence of the Grantor and her spouse and has not been used as the Grantor's (or her spouse's) personal residence since 2006.

This is improved property known as 2707 B West Linden Avenue, Nashville, Tennessee 37212.

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she 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 Grantee herein.

2. Matters, if any, shown on the Plan of Willoughby Subdivision of record in Book 8250, page 3, 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 herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 we have hereunto set our hands on this the 17th day of August, 2009.

Mary Khim

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 Mary Khim, the bargainor, 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 this 17th day of August, 2009.

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY