J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

P-FC-09-2117

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byung H. Shin	Suntrust Mortgage, Inc.	
2117 Martha Avenue	(NAME) 401 Commerce Street, Ste 6100	
(ADDRESS) Nashville, TN 37216-3924	(ADDRESS) Nashville, TN 37219	07211012700
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID P. MILLER, JR., UNMARRIED, AND DAVID P. MILLER, SR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BYUNG H. SHIN AND PATRICIA M. SHIN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 145-A, on the Plan of Resubdivision of Lot 145 of Waters Place, which is of record in Plat Book 5190, Page 421, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to DAVID P. MILLER, JR. AND DAVID P. MILLER, SR. by deed from CORRICE DIAL AND WIFE, DEBORAH DIAL of record in Instrument 200811030109231 on 10/31/2008 and filed for record on 11/03/2008, Register's Office for DAVIDSON County.

Grantors have never occupied said property as their principal residence.

unimproved ( )
This is improved (X) property, known as 2117 MARTHA AVENUE, NASHVILLE, Tennessee 37216-3924
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th day of November, 2009.

David P. Miller, Jr.

David P. Miller, Sr. by David P. Miller, Jr. his attorney in fact

his attorney in fact

BILL GARRETT, Davidson County
Trans:T20090076845 DEEDWARR
Recvd: 11/10/09 13:05 2 pgs
Fees:13.00 Taxes:434.75
20091110-0103997

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 9th day of November, 2009, before me personally appeared David P. Miller, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of November, 2009.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 9th day of November, 2009, before me personally appeared David P. Miller, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David P. Miller, Sr., and who acknowledged he/she/they executed the same as the free act and deed of the said David P. Miller, Sr.

Witness my hand and official seal, this the 9th day of November, 2009.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959