THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29019-09-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me this 10th day of November, 2009. Notary Public

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires: My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Sehyun Yoo 6076 Brentwood Chase Drive Brentwood, TN 37027	**Send Tax Bills To:** BAC Home Loan Servicing, LP 400 Countrywide Way Simi Valley, CA 93065	**Tax Information:** Map and Parcel No.: 160160B03600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jim O. Stafford, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sehyun Yoo and wife, Sook Won Kim** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6076 Brentwood Chase Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of November, 2009.

Jim O. Stafford

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jim O. Stafford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of November, 2009.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans:T20090077204 DEEDWARR
Recvd: 11/12/09 14:45 2 pgs
Fees:13.00 Taxes:1202.50
20091112-0104485

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Brentwood Chase, Section 1, Revision 1, as of record in Plat Book 9700, pages 936-941, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jim O Stafford by deed dated January 10, 2002 from Newmark Homes, L.P. a Texas Limited Partnership of record in Instrument No. 20030113-0005065, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Brentwood Chase Community of record in Instrument No. 20000531-0053798, Instrument No 20000831-0086366, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Brentwood Chase Community Association of record in Instrument No. 20010208-0012529, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Brentwood Chase Community Association of record in Instrument No. 20000524-0051842, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, pages 936 and Book 9700, page 653 and 654, Register's Office for Davidson County, Tennessee.
6. Easement for Drainage Facilities of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.
7. Easement for Water Mains of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 11115, page 281, Register's Office for Davidson County, Tennessee.