THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20100037857 DEEDWARR
Recvd: 06/22/10 09:02 2 pgs
Fees:13.00 Taxes:370.00
20100622-0048531

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***100,000.00

Affiant

Subscribed and sworn to before me this 21 day of June, 2010.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Yong Sun Davis 621 Harding Place Nashville, Tennessee 37211	Yong Sun Davis 621 Harding Place Nashville, Tennessee 37211	MAP 147-01-0 PARCEL 237.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand and 00/100 Dollars ($***100,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Angelia Van Vranken, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Yong Sun Davis, married, (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. 253 on the Plan of Section II, Caldwell Hall, of record in Book 2900, page 96, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 253 fronts 80.0 feet on the south side of Harding Place and extends back 161.8 feet on the west line and 159.7 feet on the east line to a dead line on which it measures 80.05 feet.

BEING the same property conveyed to William J. Mahoney, Jr. and wife, Pauline R. Mahoney, by Warranty Deed dated August 30, 1961, from The Kennedy Corp. of record in Book 3279, page 495, in the Register's Office for Davidson County, Tennessee; the said William J. Mahoney having since died on September 22, 1992, and the said Pauline R. Mahoney (aka Pauline Rogers Mahone) having since died testate on April 21, 2009, and by her Last Will and Testament of record as Case No. 09P1060 in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, having devised subject property to Angelia Van Vranken. A certified copy of said Last Will and Testament is of record as Instrument No. 20100301-0015534 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 621 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANT 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 Section II, Caldwell Hall, of record in Book 2900, page 96, 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, the GRANTOR has executed this instrument on this the 21st day of June, 2010.

Angelia Van Vranken

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 Angelia Van Vranken, 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 21st day of June, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY