PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100044177 DEEDWARR
Recvd: 07/20/10 08:28 2 pgs
Fees:13.00 Taxes:647.50
20100720-0056518

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DB) Title No: 50536
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jonathan Cook 215 Burns Avenue Nashville, Tennessee 37203	SUNTRUST MORTGAGE, INC. 1001 SEMMES AVENUE RICHMOND, VA 23224

TAX MAP-PARCEL NUMBERS: 104020M21500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **In Gyn Kim and spouse, Yoon Jung Kim Chang,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Jonathan Cook, unmarried and Thomas Cook and wife, Delores Cook** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 215, of Burns Station Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 7292, Page 607, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to In Gyn Kim and Yoon Jung Kim Chang, husband and wife, by Warranty Deed from Jeffrey P. Bronnenberg, a single person, dated January 31, 2005 and recorded on February 2, 2005, of record in Document No. 20050202-0012435, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan of record shown as Exhibit "C" to the Master Deed of record in Book 7292, Page 607, said Register's Office, shows an owner's certificate, minimum setback lines and easements to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 7292, Page 607, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 215 Burns Avenue, Nashville, Tennessee 37203.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of July, 2010.

In Gyn Kim

Yoon Jung Kim Chang

State of TENNESSEE
County of DAVIDSON

On this 9th day of July, 2010, before me the undersigned authority, personally appeared In Gyn Kim and Yoon Jung Kim Chang, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Sworn and subscribed before me this the 9th day of July, 2010.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY