Warranty Deed

BILL GARRETT, Davidson County Trans:T20110014390 DEEDWARR Recvd: 03/10/11 09:21 2 pgs Fees:13.00 Taxes:406.63 20110310-0019084	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $109,000.00 Affiant Subscribed and sworn to before me, this the 2nd day of March, 2011. Notary Public My commission expires: 3-17-14

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Kevin Henderson	NEW OWNER	Map: 072-11
2117 Martha Ave		Parcel: 127
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BYUNG H. SHIN, UNMARRIED, AND PATRICIA M. SHIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES KEVIN HENDERSON, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 145-A on the Plan of Resubdivison of Lot 145 of Water Place, of record in Book 5190, page 421, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Byung H. Shin and Patricia M. Shin, husband and wife by deed from David P. Miller, Jr., and David P. Miller, Sr. of record in Instrument 20091110-0103997, Register's Office for Davidson County, Tennessee, dated November 9, 2009.

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, Register's Office for Davidson County, Tennessee, dated October 31, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2117 Martha Ave, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of March, 2011.

Byung H. Shin

Byung H. Shin

Patricia M. Shin

Patricia M. Shin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

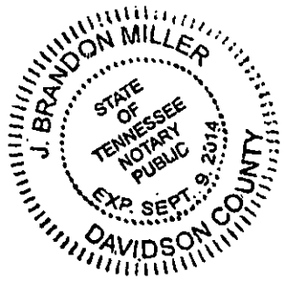
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patricia M. Shin and Byung H. Shin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of March, 2011.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014



RETURN TO:
Rudy Title & Escrow
Cool Springs Office
1896 General George Patton Drive
Franklin,TN 37067