This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 150-06-82

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Karen D. Song and Kenneth K. Song
505 Moss Landing Drive
Antioch, TN 37013

SEND TAX BILLS TO:
SunTrust Mortgage Inc.
1001 Semmes Avenue
Richmond, VA 23224-RVW 5023

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JOHNNIE LEVI MURPHY AND WIFE, VICKI ANN MURPHY** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **KAREN D. SONG AND KENNETH K. SONG, WIFE AND HUSBAND,** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Percy Priest Meadows, Section 11, as of record in Book 4860, page 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johnnie Levi Murphy and wife Vicki Ann Murphy by deed from Raymond E. Evans and wife Laura J. Evans of record in Book 9300, page 26, Register's Office for Davidson County, Tennessee, dated March 28, 1994.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities of record.

This is improved property known as 505 Moss Landing Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2011 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

BILL GARRETT, Davidson County
Trans:T20110075470 DEEDWARR
Recvd: 11/30/11 14:36 2 pgs
Fees:13.00 Taxes:532.80
20111130-0093233

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 29 day of November, 2011.

Johnnie Levi Murphy

Vicki Ann Murphy

STATE OF TENNESSEE COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Johnnie Levi Murphy and Vicki Ann Murphy, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 29 day of November, 2011.

NOTARY PUBLIC

My Commission Expires: 2.17.14

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $144,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of November, 2011.

NOTARY PUBLIC

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY