BOOK 4875 PAGE 732

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
T. Maynard Pate and wife,
Nancy M. Pate
TO
Akitsagu Saito and wife,
Reiko Saito

For draftsman's use
Mail
THIS INSTRUMENT PREPARED BY:
Richard D. Taylor, Attorney
300 James Robertson Parkway
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Akitsagu Saito et ux (NAME)	First Federal Savings & Loan (NAME)	Map 129-8
106 Brookfield Avenue (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	Parcel 119
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	7D32400

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

DEC 17 2 03 PM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

C81742

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$34,670.12 T. Maynard Pate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 19 74

Kathleen F. Hardwick
Notary Public

MY COMMISSION EXPIRES: Nov. 2, 1977

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00)----------

---------- DOLLARS

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement of the grantees herein to assume the balance of $25,670.12 due and owing to First Federal Savings & Loan Association on a promissory note secured by a deed of trust of record in Book 4628, page 783, Register's Office for Davidson County, Tennessee,

we, T. Maynard Pate and wife, Nancy M. Pate have bargained and sold, and by these presents do transfer and convey unto the said Akitsagu Saito and wife, Reiko Saito

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 3 of Block "E" on the Second Revised Plan of the Highlands of Belle Meade No. 2 as of record in Book 1130, pages 71 and 72, Register's Office for said County.

Said Lot No. 3 fronts 96 feet on the northerly side of Brookfield Avenue and runs back 200 feet on the easterly line and 216.94 feet on the westerly line to a dead line, measuring 97.48 feet thereon.

Being the same property conveyed to T. Maynard Pate and wife, Nancy M. Pate by deed from Hattie Jenkins Johnson and Flo Jenkins of record in Book 4628, page 781, Register's Office for Davidson County, Tennessee.

DEC 17	CONV	34,670.12				
DEC 17	S'TAX		A*	90.22		
DEC 17	PR'FEE		A*	.50		
DEC 17	W'DEED		A*	4.00	*	94.72

BOOK 4875 PAGE 733

WD-2

This is {unimproved / improved} property, known as 106 Brookfield Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Akitsagu Saito and wife, Reiko Saito their heirs and assigns, forever.

And we do covenant with the said Akitsagu Saito and wife, Reiko Saito that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, T. Maynard Pate and wife, Nancy M. Pate do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Akitsagu Saito and wife, Reiko Saito, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 13th day of December, 1974

T. Maynard Pate

Nancy M. Pate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kathleen M. Hardwick, a Notary Public in and for said County and State, the within named T. Maynard Pate and wife, Nancy M. Pate

the bargainorS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 19 74

Kathleen M. Hardwick, Notary Public.

Commission expires Nov. 2, 1977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be .....

.....of the .....,

the within named bargainor, a corporation, and that .....he as such .....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in .....,

this .....day of ....., 19.....

....., Notary Public.

Commission expires .....