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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,500.00

Katsuhiko Kobayashi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 1976

Notary Public

MY COMMISSION EXPIRES: 1-17-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, Attorneys (NAME) 507 Stahlman Building Nashville, TN 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katsuhiko Kobayashi (NAME)	Schumacher Mortgage co., Inc. (NAME)	107-14-107
914 Goodbar Drive (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Ave. , Clark Tower (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38137 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael J. Sandage and Monica Adams Sandage

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katsuhiko Kobayashi and Margaret Kobayashi

HEREINAFTER CALLED THE GRANTEES, 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 215 on the Plan of Miro Meadows Subdivision, of record in Book 1424, pages 94 and 95, Register's Office for siad County.

SAID Lot 215 fronts 70 feet on the easterly side of Goodbar Drive and extends back 149.5 feet on the northerly line and 148 feet on the southerly line to a dead line in the rear, measuring 70 feet thereon.

BEING the same property conveyed to Michael J. Sandage and wife, Monica A. Sandage by Deed from Charley Mai McKinnon, Annette Oliver, now Goodman, and Hubert Terry Oliver, under the last will and testament of William Harrison Oliver, of record in Book 4725, page 358, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 914 Goodbar Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37217 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 17th day of May, 19 76

Monica Adams Sandage Michael J Sandage

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Sandage and wife, Monica A. Sandage

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 17th day of May 19 76

Commission expires 1-17-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

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WARRANTY DEED

FROM
MICHAEL J. SANDAGE and wife,
MONICA ADAMS SANDAGE

TO
KATSUHIKO KOBAYASHI and wife,
MARGARET KOBAYASHI

IDENTIF. REFERENCE

MAY 21 9 00 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Please file in Box 4.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY21 76	CONV	20,500.00			
MAY21 76 S'TAX			B*	53.30	
MAY21 76 PB'FEE			B*	.50	
MAY21 76	W'DEED		B*	4.00	* 57.80