This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, Tenn. 37217

Mail To

BOOK 5458 PAGE 831

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JAMES E. MONNIER, ET UX

TO

YASOGJI EBATA, ET UX

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yasogji Ebata (NAME)	Guaranty Mortgage Company (NAME)	155-3-A
7044 Cotton Blossom Lane (STREET ADDRESS OR ROUTE NUMBER)	783 Old Hickory Blvd. (STREET ADDRESS)	#35
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

F-37787

IDENTIF. REFERENCE

JUL 2 9 40 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$70,712.95

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF June 19 79

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

LINDA CARTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of ----------$10----------

Ten and no/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption of a balance due a note secured by Deed of Trust of record in Book 5182, Page 214, Register's Office for Davidson County, Tennessee, executed by James E. Monnier and wife, Judith A. Monnier, dated August 5, 1977, to secure First American National Bank of Nashville on a note in the original amount of $46,350.00 payable as therein specified, Dr. R. Crantz and James C. Reagle, Trustee.

We, James E. Monnier and wife, Judith A. Monnier have bargained and sold, and by these presents do transfer and convey unto the said Yasogji Ebata and wife, Bessie T. Ebata 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. 68 on the Plan of Section I, Rolling River Estates, of record in Book 4860, page 27, Register;s Office for said County.

Said Lot No. 68 fronts 105.27 feet on the southwesterly margin of a cul-de-sac at the terminus of Cotton Blossom Lane and extends back 228.98 feet on the northwesterly line and 200.00 feet on the southeasterly line to a dead line in the rear, measuring 79.73 feet thereon.

Being the same property conveyed to James E. Monnier and wife, Judith A. Monnier by deed from Zack R. Cheek and wife, Emelyn T. Cheek, of record in Book 5182, Page 212, Register's Office for Davidson County, Tennessee.

This conveyance is subject to conditions, covenants and restrictions of record in Book 4892, page 689, Book 4788, page 950, Register's Office for Davidson County, Tennessee, and to the conditions set forth in the Charter of Rolling River Estates, Inc., a non-profit Homeowners Association organized under the laws of the State of Tennessee, and the By-Laws of said corporation of record in Book 4892, page 679.

3510 [illegible] 7/02 198.38- CHECK

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WD-2

This is unimproved ( ) improved (X) property, known as 7044 Cotton Blossom Lane, Nashville, Tenn.
(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 Yasogji Ebata and wife, Bessie T. Ebata their heirs and assigns, forever.

And we do covenant with the said Yasogji Ebata and wife, Bessie T. Ebata 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.

Except Deed of Trust Assumed Above

And We, James E. Monnier and wife, Judith A. Monnier do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Yasogji Ebata and wife, Bessie T. Ebata their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 29th day of June, 19 79

James E. Monnier
JAMES E. MONNIER

Judith A. Monnier
JUDITH A. MONNIER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Monnier and wife, Judith A. Monnier the bargainor S 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 29th day of June, 19 79

[illegible]
Notary Public.

Commission expires 1/15/83

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 .....

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			70718.96- CO	
			163.82 CO TX	
			.50 PRFEE	
			6.00 RDFEE	
			CHECK	190.32-
351DAC	7/02/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 37787

IDENTIF. REFERENCE

JUL 2 9 40 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 694324