K 6452

FORM NO. WD-1

BOOK 6452 PAGE 94

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$3,500.00 † Keishi Shikata
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DEC. 1984.

Frank A. Harris *
Notary Public

MY COMMISSION EXPIRES: 1/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney, 213 N. Main Street, Goodlettsville, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PETER JEW (NAME)	SAME (NAME)	72-7-42
809 E. Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15DZ 08875
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(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, KEISHI SHIKATA, a one-half undivided interest as tenants in common, an unmarried man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PETER JEW, an unmarried man,

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:

BEING Lot No. 26 on the Map of L. A. Warren's Re-Subdivision of Block "C", R. M. Dudley's Subdivision, as of record in Book 843, Page 102, Register's Office for Davidson County, Tennessee.

SAID Lot No. 26 fronts 50 feet on the northerly side of KIRKLAND AVENUE and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Keishi Shikata and Peter Jew, as tenants in common, by deed of record in Book 5556, Page 878, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Grantee's assumption of and agreement to pay the remaining balance of a certain Deed of Trust Note in the original amount of $22,700.00, payable to Mildred Y. Rucker, and/or assigns, according to the terms and conditions stated in said Note; said Note is secured by a Deed of Trust of record in Book 5537, Page 662, Register's Office for Davidson County, Tennessee.

I.7.1.1.4.3
IDENTIF. REFERENCE
Dec 19 8 53 AM '84
REGISTER DAVIDSON COUNTY, TN
12/19/84 CHECK

This is unimproved ( ) improved (X) property, known as 1414 Kirkland Avenue, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (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 my hand this 18th day of DEC., 1984

KEISHI SHIKATA:

5599 X Keishi Shikata

A-101

STATE OF TENNESSEE
Davidson County

BOOK 6452 PAGE 95

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KEISHI SHIKATA, an unmarried man,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 18 day of December 19 84

Commission expires 1/19/88

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

WARRANTY DEED

FROM
KEISHI SHIKATA, unmarried

TO
PETER JEW, unmarried

REGISTER, Please return to:

Mr. Peter Jew
c/o Impact Properties
809 E. Old Hickory Blvd.
Madison, TN 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6452 PAGE 96

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			3500.00-	CAMT.
			9.10	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	15.60-
			6599A12/19/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I. 7. 1. 1. 4. 3.

IDENTIF. REFERENCE

DEC 19 8 53 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 94391