WARRA

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7442 PAGE 286

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TIMOTHY P. GIAMBRONE (NAME)	BILTMORE MORTGAGE COMPANY (NAME)	MAP 104-11M
2115 Acklen Avenue, #5 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 20127 (STREET ADDRESS)	PARCEL 5
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Raleigh, NC 27619 (CITY) (STATE) (ZIP)	FB #24W 15331

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, YOSHIKATA KIZAWA and wife, HIROKO KIZAWA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY P. GIAMBRONE, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 5, together with the appurtenant interest in the common elements of The Chardonnay Condominiums, a horizontal property regime established by Master Deed, of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Yoshikata Kizawa and wife, Hiroko Kizawa, by deed from Charter Development Co., a partnership, of record in Book 7001, page 819, said Register's Office.

This conveyance is made subject to: 1) Charter of Incorporation of record in Book 6763, page 27; and 2) Covenants, Conditions, Restrictions and Agreements, contained in the Master Deed and By-Laws of record in Book 6789, page 462, said Register's Office.

95194

IDENTIFICATION REFERENCE

JAN 4 2 08 PM '88

ELIA A. Hibbett Register
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2115 Acklen Avenue, #5, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 22 day of December, 1987

Yoshikata Kizawa
YOSHIKATA KIZAWA

Hiroko Kizawa
HIROKO KIZAWA

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STATE OF MICHIGAN
COUNTY OF OAKLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yoshikata Kizawa and wife, Hiroko Kizawa

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

Witness my hand at office, this 22 day of December, 19 87.

My commission expires _____ Notary Public Michael A Eyres

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

5420 01/04 0101 03CHECK 226.58

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,600.00

Timothy P. Giambrone
Affiant

Nadel Haydocen, atty in Fact

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 87.

MY COMMISSION EXPIRES: 3-11-91 (AFFIX SEAL)

Helen N Scott
Notary Public

WARRANTY DEED

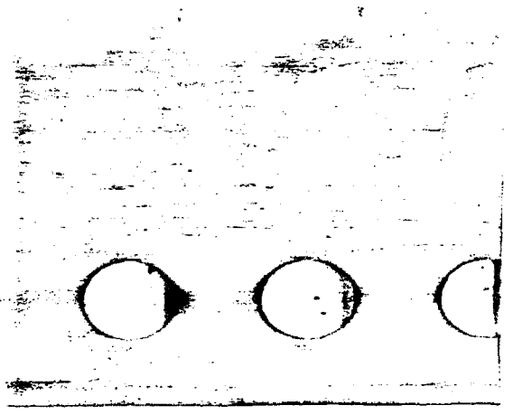
FROM YOSHIKATA KIZAWA and wife, HIROKO KIZAWA

TO TIMOTHY P. GIAMBRONE, unmarried

PLEASE RETURN TO: File Box 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

TITLE #6451



OFFICIAL RECEIPT

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

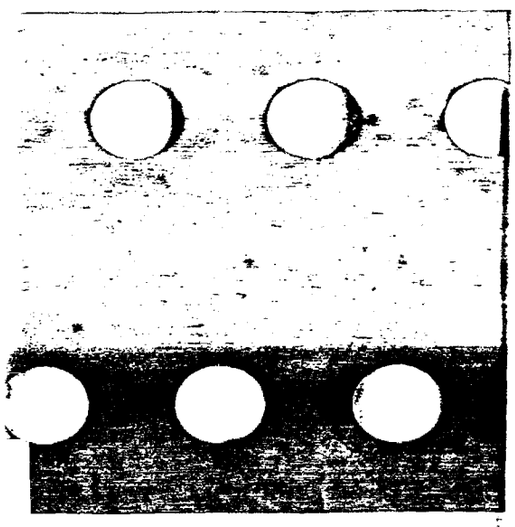
RECEIVED OF _____

FOR _____

BOOK 7442 PAGE 288

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



VOID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/04/88 01

CO. CONV. AMT. 78,600.00

CAMT	220.08
TOTAL	0.00
CHECK	78600.00
CDN:11	00220.0821
CDN TX	220.08
PRFEE	0.50
WDEED	6.00
TOTAL	~~226.58~~
CHECK	~~226.58~~

01/04/88 01 14:10 0001 5420

9.5:1.94

IDENTIFICATION REFERENCE

JAN 4 2 08 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 50468