Return to: Box 34

BOOK 8285 PAGE 358

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Emily J. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 91

Notary Public

MY COMMISSION EXPIRES September 26, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily J. Sanders (NAME)	SAME (NAME)	~~160-15-0-A~~
226 Hearthstone Manor Lane (ADDRESS)	(ADDRESS)	~~64 CO~~
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Akio Usui and wife, Emiko Usui

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emily J. Sanders, unmarried

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 Unit No. 64 on the Plan of Condominium Site Plan, Phase IV, Heartsone Manor, of record in Book 6250, page 990, amended in Book 6200, page 642, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Akio Usui and wife, Emiko Usui by deed from Radnor Homes, Inc. of record in Book 7741, page 324, Register's Office for Davidson County, Tennessee.

Declarations of Covenants, Conditions & Restrictions of record in Book 6424, page 839 amended in Book 6582, page, 154, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230 re-recorded in Book 7393, page 749, Book 7398, page 907, Book 7403, page 563 said Register's Office.

This conveyance is subject to any and all existing easments of record.

89907

IDENTIF. REFERENCE

FEB 1 9 35 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

3398 02/01 0101 03CHECK 396.40

unimproved ( )
This is improved (X) property, known as ~~226 Hearthstone Manor Lane, Brentwood, TN 37027~~
(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 our hand s this 31st day of January 19 91

Akio Usui by Hajime Aoki attorney in fact

Akio Usui
Emiko Usui by Hajime Aoki attorney in fact.

Emiko Usui

STATE OF TENNESSEE
Davidson County

BOOK 8285 PAGE 359

On this 31st day of January, 19 91, personally appeared before me, Hajime Aoki, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Akio Usui and wife, Emiko Usui and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 31st day of January, 19 91.

Linda S. Harris Notary Public

My commission expires: 9/26/92

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

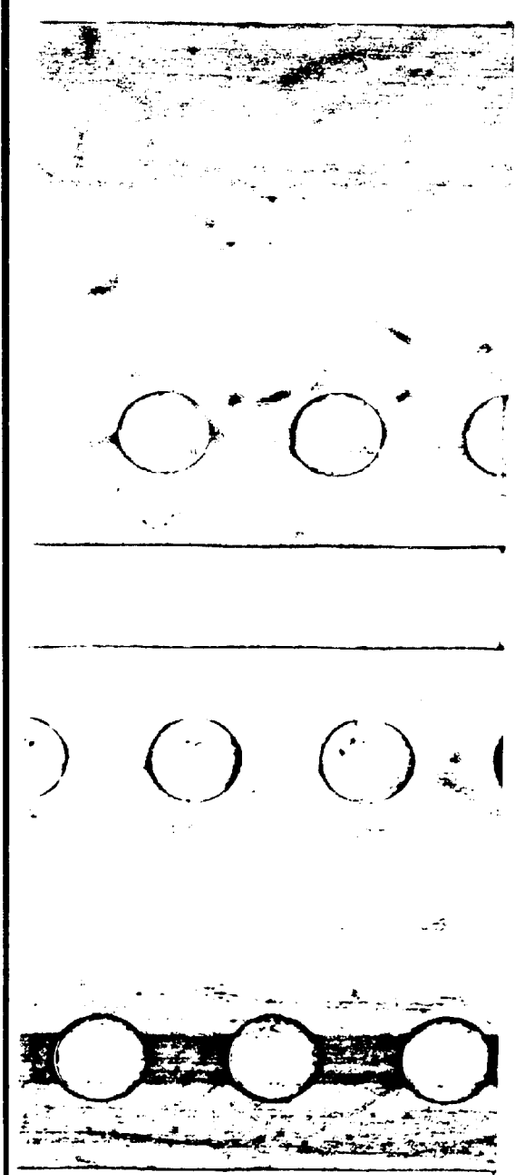
Akio Usui and wife, Emiko Usui

TO

Emily J. Sanders

RETURN TO:

Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8285 PAGE 360

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

CAMT 118000.00
CON TX 389.40
PRFEE 1.00
WDEED 6.00
TOTAL 396.40
CHECK 396.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/91 01 09:33 0001 3398

89907

IDENTIF. REFERENCE

FEB 1 9 35 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 393751