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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ck) (Title No: 32140)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 165,000.00

Affiant

Sworn and subscribed before me this 29th day of July, 1992.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Hiroshi Hirakawa
4616 Granny White Road
Nashville, Tennessee ~~37215~~ 37220

RESPONSIBLE FOR PAYMENT OF TAXES:
Third National Bank in Nashville
P.O. Box 100
Murfreesboro, Tennessee 37133-0100

MAP-PARCEL NUMBERS
131-11-089

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann Penuel, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hiroshi Hirakawa and spouse, Michiko Hirakawa,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the northerly portion of Lot No. 1 on the plan of resubdivision Lot No. 3 J. T. Jenkins Home Tract of record in Book 5190, page 697 and being Lot No. "1A" as amended on the plan of zone lot division of lot no. 1 of the resubdivision of lot no. 3 of J. T. Jenkins Home Tract of record in Book 6250, page 172, all in said Register's Office.

SAID Lot No. "1A" fronts 149.86 feet on the easterly margin of Granny White Pike and extends back 140.42 feet on the northerly line and 160.29 feet on the southerly line to a dead line in the rear, measuring 163.10 feet thereon.

BEING the same property conveyed to Ann S. Penuel and Julie E. Freeman by deed from Dan W. Beesley and wife, Deborah H. Beesley of record in Book 6523, page 545, Register's Office for Davidson County, Tennessee. Also, the same property conveyed to Ann S. Penuel, unmarried, a 1/3 interest, and Solon G. Freeman and wife, Julie J. Freeman, a 1/3 interest, and Julie E. Freeman, a 1/3 interest, by quitclaim deed from Ann S. Penuel and Julie E. Freeman of record in Book 6806, page 720, Register's Office for Davidson County, Tennessee. Solon G. Freeman, Julie J. Freeman and Julie E. Freeman have since conveyed all their interest in subject property to Ann S. Penuel by quitclaim deed of record in Book 8012, page 438, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

3 1 9 8 2 IDENTIF. TREFERENCE JUL 30 9 37 AM '92 FELIX A. ... REGISTER DAVIDSON COUNTY TN.

0513 07/30 0101 03CHECK 619.50

This is improved property, known as: 4616 Granny White Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of July, 1992.

Ann S. Penuel

Ann Penuel

State of Tennessee
County of Davidson

On this 29th day of July, 1992, before me the undersigned authority, personally appeared Ann Penuel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

CAMT
165000.00
CON TX 610.50
PRFEE 1.00
WDEED 8.00
TOTAL 619.50
CHECK 619.50

07/30/92 01 09:36 0001 0513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31982

IDENTIF. REFERENCE

JUL 30 9 37 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 555175