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: 32209 (KD)

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: $ 79000.00

Elizabeth B. Scherer
Affiant

Sworn and subscribed before me this 28th day of August, 1992.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:
Elizabeth B. Scherer
3168 Hillsboro Road
Nashville, Tennessee 37215

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS

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 **Katsuhiko Takeda and spouse, Teiko Takeda,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth B. Scherer, a single person,** 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:**

A certain condominium , being Unit No. 203 as shown on the Plat of Claridge of record in Book 5800, Page 63, Register's OFfice for Davidson County, Tennessee together with Storage Room S-8 and Parking Space No. D, as shown on said Plat, together with an undivided interest in the common elements of the Claridge Association, all as described in Book 5896, Page 607, said Register's Office.

BEING the same property conveyed to Katsuhiko Takeda by deed from A. Harrison Johnson, Jr., Trustee, with full power, by deed of record in Book 6395, Page 657, Register's Office for Davidson County, Tennessee.

SUBJECT to the Master Deed and By-Laws of record in Book 5896, Page 607, Register's Office for said County.

Teiko Takeda, spouse of Katsuhiko Takeda, joins in this conveyance solely for the purpose of awaiving any marital interest she might have in the subject property.

This instrument is executed on behalf of Teiko Takeda by Audra Busby as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

42721

RECEIVED FOR REFERENCE
AUG 3 3:43 PM 92
DAVIDSON COUNTY, TN

This is improved property, known as: 3168 Hillsboro 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 28th day of August, 1992.

Katsuhiko Takeda
Katsuhiko Takeda

Teiko Takeda
Teiko Takeda, By: Audra Busby, Atty-In-Fact

State of Tennessee
County of Davidson

On this 28th day of August, 1992, before me the undersigned authority, personally appeared Katsuhiko Takeda, 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: 7/27/96

Notary Public

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 **Audra Busby**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Teiko Takeda**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of August, 1992.

Notary Public

PERCY L. ATKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: Katsuhiko Takeda and Teiko Takeda

TO: Elizabeth B. Scherer

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Audra Busby
Audra Busby, Affiant

Sworn to and subscribed before me this

28th day of August, 1992.

Notary Public

PERCY L. ATKINS, JR. NOTARY PUBLIC AT LARGE STATE

My Commission Expires: 7/27/96

1992 09:03 1101 03CHECK 301.30



OFFICIAL RECEIPT

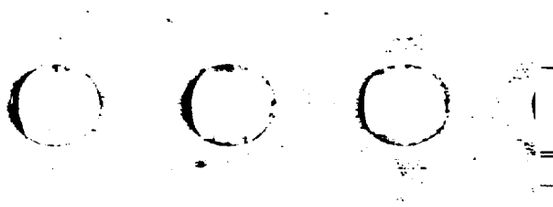
FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8720 PAGE 967

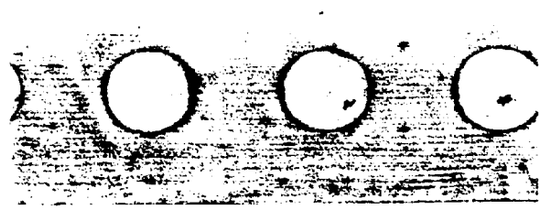


CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 79000.00
				CON TX 292.30
				PRFEE 1.00
				MDEED 8.00
				TOTAL 301.30
				CHECK 301.30
09/03/92	01			10:44 0001 3290



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



42721

IDENTIFICATION REFERENCE

SEP 3 10 43 AM '92

DAVIDSON COUNTY, TN

No. 566972