BOOK 8736 PAGE 325

Prepared by:
Kelly L Holmes
1420 Huffine St
Nashville, TN 37216

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kelly Lamont Holmes | Kelly Lamont Holmes | 072-11 |
| 1420 Huffine St | 1420 Huffine St | 004 |
| Nashville TN 37216 | Nashville TN 37216 | |

FOR AND IN CONSIDERATION of the sum of (10.00) Ten Dollars, Cash in Hand Paid By The Hereinafter Named Grantee, and other Good and Valuable Considerations, The Receipt of which is Hereby Acknowledged, I Masami Gunji

Hereinafter called The Grantor, Have Bargained and Sold, and By These presents Do Transfer and Convey unto Kelly Lamont Holmes

have this day bargained and sold, and do hereby transfer and convey unto the said _____

_____ the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See Exhibit (A)

48093

IDENTIFICATION REFERENCE

SEP 23 2 50 PM '92

J. Z. WILKINSON REGISTER
DAVIDSON COUNTY, TN

PICK-UP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,500.00

Subscribed and sworn to before me this the 23rd day of Sept 19 92

Affiant: Kelly Holmes

My commission expires: B. Edwards (Affix Seal)

Notary Public: Dep. Reg.

unimproved ( )
This is improved ( ) property, known as 1420 Huffine St Nashville
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 23 day of September 19 92 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

_____ _____

_____ _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Personally appeared before me* Christy B. Beechum, *a Notary Public in and for said County and State* Masami Gunji

*the within named bargainor* Masami Gunji, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, Tennessee, *this* 23rd *day of* Sept, 1992.

Christy B. Beechum, Notary Public

*Commission expires* 11-27-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, 19____.

_____ *Notary Public*

*Commission expires* _____

**WARRANTY DEED**

FROM
Masami Gunji

TO
Kelly L Holmes

9285 09/23 0101 03CHECK 175.50

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4431
NASHVILLE, TENNESSEE 37238

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Ex 24

BOOK 7885 PAGE 398 FORM NO. WD-1

EXHIBIT A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF July, 19 89

Notary Public

MY COMMISSION EXPIRES: 5-8-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Masami Gunji | Century Mortgage Corporation | MAP 72-11 |
| (NAME) | (NAME) | |
| 1420 Huffine Street | 15 Century Boulevard, Suite 100 | PARCEL 4 |
| (STREET AND RFD OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37216 | Nashville, Tennessee 37214 | 15DZ-14450 |
| (CITY) (STATE) (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 Jean B. Love and husband John W. Love

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Masami Gunji, an unmarried person

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:

A tract of land on the easterly margin of Huffine Street, being all of the property described in Deed Book 2097, Page 196, Register's Office, Davidson County, Tennessee and further described according to a survey made by Campbell Surveying Co., Inc. dated June 23, 1989 as follows: BEGINNING at a point on the easterly margin of Huffine Street, 590 feet south from the interseotin of said street and the center line of Maxey Lane or McGavock Pike, thence 4 degrees 15 min. West, passing a turn in said street, a total distance of 105 feet to an iron pin in a fence line; thence with said fence line, eastwardly 165 feet to an iron pin; thence north 4 deg. 30 min. East 80 feet to a point which is 10 feet south of an iron pin; thence westerly 164.3 feet to a point in the easterly margin of Huffine Street, 10 feet south of an iron pin, said point being the point of beginning..

BEING the same property conveyed to Thomas B. Balthrop and wife, Lorene C. Balthrop by deed from Lester V. Walker and wife, Mae Ella Walker as of record in Book 2097, Page 196, Register's Office, Davidson County, Tennessee. ***

John W. Love herein joins to convey any and all rights and interest he may have; especially his marital rights.

*** Thomas B. Balthrop and wife, Lorene C. Balthrop having since died intestate leaving Jean B. Love the only heir at law.

This is unimproved ( ) improved (X) property, known as 1420 Huffine Street, Nashville, Tennessee 37216
(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 unincumbered 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 6th day of July, 19 89

Jean B. Love Jean B. Love

John W. Love John W. Love

**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 | 45000.00 |
| CON TX | 166.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 175.50 |
| CHECK | 175.50 |

09/23/92 01 14:51 0001 9285

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

48093

IDENTIFICATION REFERENCE

SEP 23 2 50 PM '92

DAVIDSON COUNTY, TN

**No.** 572901