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WARRANTY DEED

THIS INDENTURE, made and entered into this 1st day of July, 1994, by and between MINORU TAKEUCHI and wife FUSAKO TAKEUCHI (collectively "Grantors") and OGI AND COMPANY, INC., a Tennessee corporation (collectively "Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which Grantors hereby acknowledges, Grantors have bargained and sold, and do hereby bargain, sell, convey and confirm, unto Grantee, all of the real property located in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Unit No. 18 on the Site Plan of Harbor Village, Phrase 1, Planned Unit Development, of record in Book 6900, Page 37, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Grantors by warranty deed of record in Book 7584, Page 856, in the Register's Office of Davidson County, Tennessee (hereinafter called the "Real Estate").

TO HAVE AND TO HOLD the Real Estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto Grantee and its successors and assigns forever.

Grantors do hereby covenant with Grantee that they are lawfully seized in fee of the Real Estate; that they have good right to sell and convey the Real Estate; that the Real Estate is unencumbered, except for 1994 realty taxes (which are not yet due or payable, and which Grantee assumes), all restrictions, easements, plats, building lines, and other matters of record (including, but not limited to, those in Book 5589, Page 831, Book 6861, Page 935, Book 7026, Page 914, Book 7364, Page 151, Book 6250, Page 626, Book 6900, Page 37, Book 6628, Page 577, and Book 6466, Page 543, all in the office of the Register of Davidson County, Tennessee), subject to all of which Grantee takes title to the Real Estate; and that the title and quiet possession Grantors will warrant and forever defend against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have executed this Warranty deed on the day and year first above written.

M. Takeuchi

Minoru Takeuchi

FUSAKO TAKEUCHI

Fusako Takeuchi

94 JUL -6 PM 1:44

REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

60466

IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Minoru Takeuchi and Fusako Takeuchi, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 1st day of July, 1994.

Elizabeth M. Anderson
Notary Public

My Commission Expires: March 16, 1997

****** Recording Data ******

Property Address: 617 Glenn Circle, Madison, TN 37115

Mail Tax Bills To (Person Responsible for Payment of Taxes:
Mr. Minoru Takeuchi
617 Glenn Circle
Madison, Tennessee 37115

Tax Parcel Number(s): 34-7-A-18

I hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Minoru Takeuchi

Subscribed and Sworn to before me this 1st day of July, 1994.

Elizabeth M. Anderson
Notary Public in and for Davidson County, Tennessee

My Commission expires: March 16, 1997

This Instrument was prepared by:
James B. Jalenak, Esquire
Hanover, Walsh, Jalenak & Blair
5th Floor, 22 North Front Street
Memphis, Tennessee 38103-2109

Lawyers Title Insurance Corporation Number A-335818

State Tax	$536.50
Register's Fee	1.00
Recording Fee	8.00
TOTAL	$545.50

4085 07/06 0101 03CHECK 545.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

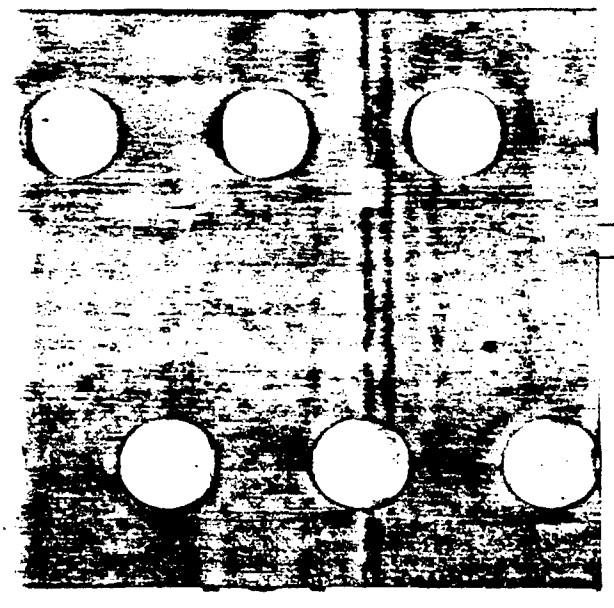
RECEIVED OF _____

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
145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50
07/06/94 01 13:45 0001 4085

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68466
IDENTIFICATION REFERENCE

94 JUL -6 PM 1:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 810728