This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9411 PAGE 518

ADDRESS NEW OWNER:
Hiroko Komatsu
2822 St. Edwards Dr.
Nashville, TN 37211

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 119-10-0
GROUP
PARCEL 105.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Morris O. Bowles, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Hiroko Komatsu, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Nolensville Heights Subdivision as of record in Book 2083, page 80, Register's Office, Davidson County, Tennessee.

Being part of the property conveyed to Paul R. Richards, now deceased, and wife Sara M. Richards, now deceased, by deed from N. H. Barker and wife Dorothy H. Barker of record in Book 2293, page 69, Register's Office, Davidson County, Tennessee; Affidavit of Inheritance of Real Estate Under Last Will and Testament of Sara M. Richards to Morris O. Bowles of record in Will Book 175, page 533, is of record in Book 8404, page 329, Register's Office, Davidson County, Tennessee.

This is improved property known as 2822 St. Edwards Dr., Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1994 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hiroko Komatsu, her heirs and assigns, forever; and Morris O. Bowles does covenant with the said Grantee that he is lawfully seized 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; and he does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

72532

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DAVIDSON COUNTY, TN.

MARJORIE L. BOWLES, spouse of Morris O. Bowles, joins in this conveyance to transfer any marital right, title or interest she may have in subject property.

Witness our hands this the 6th day of July, 1994.

Morris O. Bowles

Morris O. Bowles

Marjorie L. Bowles

Marjorie L. Bowles

STATE OF WILLIAMSON)
COUNTY OF TENNESSEE)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Morris O. Bowles and wife Marjorie L. Bowles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 6th day of July, 1994.

Robert M. Hill

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-20-96

STATE OF WILLIAMSON)
COUNTY OF TENNESSEE)

The actual value or consideration, whichever is greater, for this transfer is $ 60,000.00.

Morris O. Bowles

AFFIANT

Subscribed and sworn to before me this 6th day of July, 1994.

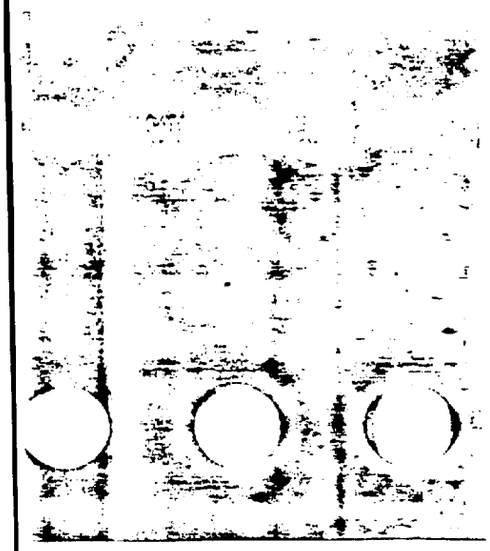
Robert M Hill

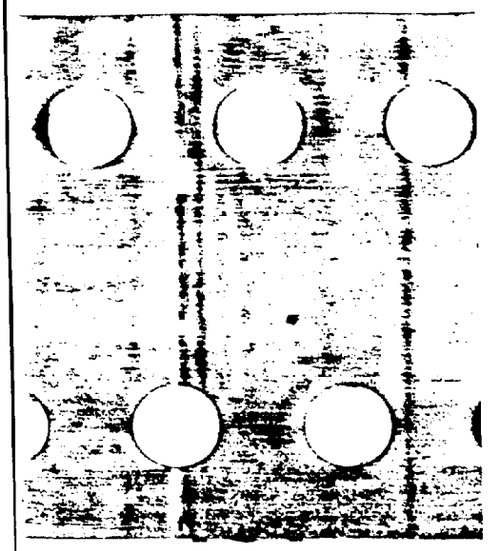
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-20-96

35.3 07/19 0101 03C:ECK 231.00





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

RECEIVED OF _____

FOR _____

BOOK 9411 PAGE 520

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 231.00
				CHECK 231.00
07/19/94	01	12:57	0001	8513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72532
IDENTIF. & REFERENCE

94 JUL 19 PM 12:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 815100