File Box 3-B.
First Title and Escrow
Company, Inc.

WARRANTY DEED

BOOK 9679 PG 134

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

#13119

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TERRY W. OLDHAM (NAME)	FIRST UNION NATIONAL BANK OF (NAME)	142-9
7442 George Gaines Road (STREET ADDRESS OR ROUTE NUMBER)	150 Fayetteville Street Mall (STREET ADDRESS)	3
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Raleigh, North Carolina 27601 (CITY) (STATE) (ZIP)	9D23614

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, ITTOKU FUJII AND WIFE, SETSUKO FUJII

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY W. OLDHAM, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 24 on the Plan of Harpeth Estates Section Two, as of record in Plat Book 4175, page 23, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ittoku Fujii and wife, Setsuko Fujii by deed from Aloysius Vincent Hill, Jr. and wife, Gayle S. Hill of record in Book 5306, page 288, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; and*(3) All matters appearing on the Plan of record in Plat Book 4175, page 23, said Register's Office.
*(2) Restrictions of record in Book 4249, page 17;

3726 05/23 0101 03CHECK 386.40

95 MAY 23 PM 1:58
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

00631194

unimproved ( )
This is improved (XX property, known as 7442 George Gaines Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 18th day of May, 19 95

Ittoku Fujii by Charles A. Daugherty
ITTOKU FUJII
BY: CHARLES A. DAUGHERTY, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECOR

Setsuko Fujii by Charles A. Daugherty
SETSUKO FUJII
BY: CHARLES A. DAUGHERTY, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF _____

BOOK 9679 PG 135

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES A. DAUGHERTY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said ITTOKU FUJII AND WIFE, SETSUKO FUJII, and is authorized by the said ITTOKU FUJII AND WIFE, SETSUKO FUJII to execute this instrument on their behalf.

Witness my hand, at Office, this 18th day of May, 1995.

My Commission Expires: 11/20/96

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Terry W. Oldham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 95

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ITTOKU FUJII AND WIFE, SETSUKO FUJII

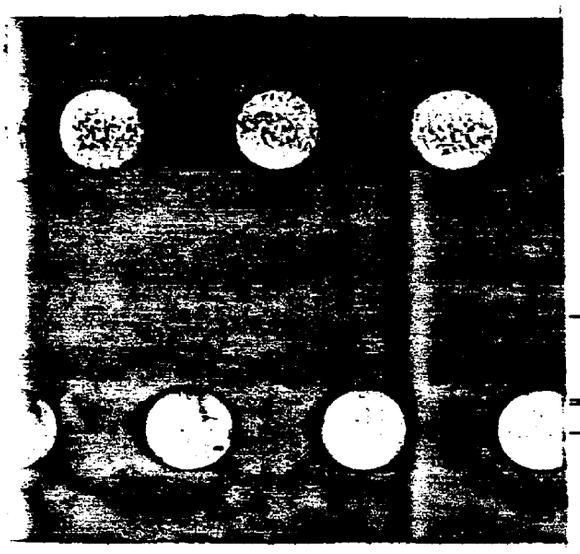
TO TERRY W. OLDHAM

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



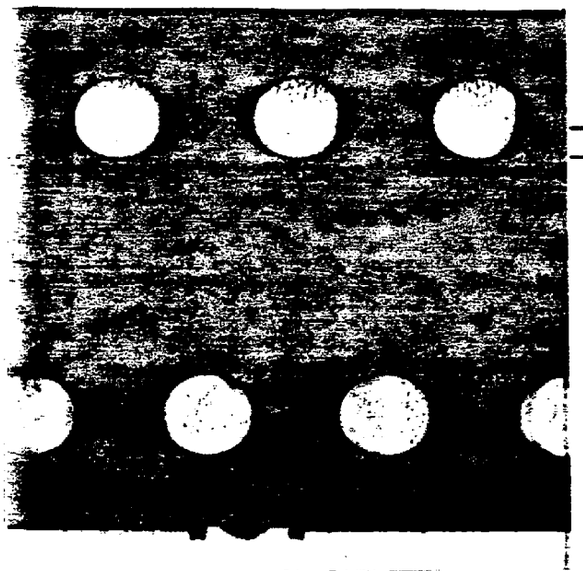
RECEIVED OF _____

FOR _____

BOOK 9679 PG 136

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
102000.00
CON TX 377.40
PRFEE 1.00
BK BANK 8.00
TOTAL 386.40
CHECK 386.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

05/23/95 01 14:00 0001 3726

00631 94
IDENTIF. ↑ REFERENCE

95 MAY 23 PM 1:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 913068