60

This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9865 PG 401

ADDRESS NEW OWNER:
Brian P. Prout
5923 Stonebrook Drive
Brentwood, Tennessee 37027

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Franklin National Bank
7109 Church Street, East
Brentwood, TN 37027

MAP AND PARCEL:
MAP 171-1
GROUP A
PARCEL 33CO

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, I, Masatsugu Yoshida, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Brian P. Prout, unmarried,, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 33 ON THE PLAN OF PHASE 2, BRENTWOOD VILLA, OF RECORD IN PLAT BOOK 6900, PAGE 4 AS AMENDED IN BOOK 6900, PAGE 185, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Masatsugu Yoshida, unmarried, by deed from Ray E. Woody and wife, Anita K. Woody of record in Book 9745, page 424, Register's Office for Davidson County, Tennessee.

This is improved property known as 5923 Stonebrook Drive, Brentwood, TN 37027.

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 1996 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 Brian P. Prout, unmarried, his heirs and assigns, forever; and I, Masatsugu Yoshida, unmarried, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

Witness my hand this the 14th day of November, 1995.

Masatsugu Yoshida
Masatsugu Yoshida
By Nancy L. Frost, Attorney-in-Fact

Nancy L. Frost
Atty-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 9865 PG 402

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nancy L Frost, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Attorney in Fact for Masatsugu Yoshida and as she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 14th day of November, 1995.

NOTARY PUBLIC Francene W. Kavin

My Commission Expires: January 4, 1997

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 129,900.00.

AFFIANT

Subscribed and sworn to before me this 14th day of November, 1995.

NOTARY PUBLIC Francene W. Kavin

My Commission Expires: January 4, 1997

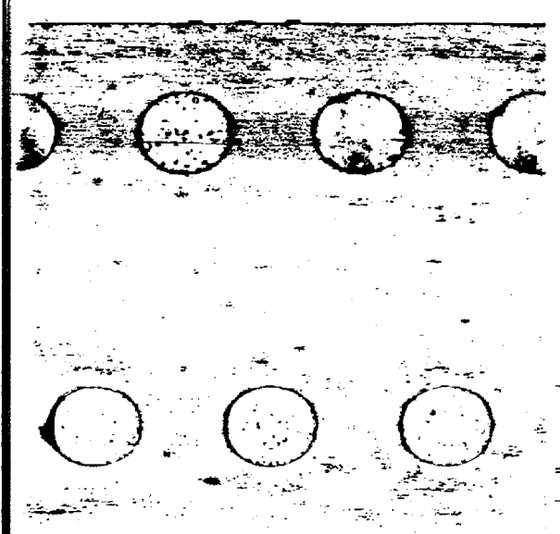
0124984

IDENTIFICATION REFERENCE

95 NOV 21 AM 9:07

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0568 11/21 0101 03CHECK 489.63



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

RECEIVED OF _____

FOR _____

BOOK 9865 PG 403

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 129900.00
CON TX 480.63
PRFEE 1.00
WDEED 8.00
TOTAL 489.63
CHECK 489.63

11/21/95 01 09:07 0001 0568

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0124984
IDENTIF. REFERENCE

95 NOV 21 AM 9:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 979109