STATE OF TENNESSEE
COUNTY OF DAVIDSON

TIMOTHY T. ISHII, an unmarried man, ---- DEED TO -------WASHIO ISHII, a widower and TIMOTHY T. ISHII, an unmarried man

OWNERS:

BOOK 9982 PG 74

WASHIO ISHII AND TIMOTHY T. ISHII
1002 TOWER PLACE
NASHVILLE, TN 37204

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable considerations, receipt and sufficiency of which is hereby acknowledged, I, the undersigned, **TIMOTHY T. ISHII, an unmarried man,** have bargained and sold, and do hereby transfer, sell and convey unto **WASHIO ISHII, a widower, and TIMOTHY T. ISHII, an unmarried man,** for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee, together with every contingent remainder and right of reversion, the following described property lying and being in the County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 4, on the Plan of Glendale Park, Section I, as shown on plat of record in Plat Book 1130, Page 45 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the property conveyed to TIMOTHY T. ISHII and wife, SHERRY N. ISHII by Deed of Record in Book 8090, Page 201, Register's Office of Davidson County, Tennessee, and same property quitclaimed by TIMOTHY T. ISHII and wife, SHERRY N. ISHII to TIMOTHY T. ISHII by Deed recorded in Deed Book 8199, Page 344, Register's Office of Davidson County, Tennessee.

Property Address: 1002 Tower Place, Nashville, Tennessee 37204.

Property Tax ID#: 132-5-5 Field Book No. 16DA-16693.

This conveyance is made subject to: (1) 1995 and 1996 Taxes, all of which the Grantor agrees to pay; and (2) All matters appearing on the Plat of record in Plat Book 1130, Page 45, Register's Office of Davidson County, Tennessee.

This conveyance is further made subject to: that certain Deed of Trust from **TIMOTHY T. ISHII, an unmarried man,** to I. DYKE TATUM, as Trustee for **FLEET MORTGAGE CORPORATION,** dated the 8th day of December, 1993.

Grantees herein, as part of the purchase price and consideration for this Deed assume and agree to pay the indebtedness evidenced by that certain Deed of Trust made by **TIMOTHY T. ISHII, an unmarried man,** to **I. DYKE TATUM, as Trustee for FLEET MORTGAGE CORP.** which Deed of Trust is recorded in the Office of the Register of Davidson County, Tennessee in Book _____, at Page _____, and a Note of even date therewith secured in the original principal amount of $153,400.00 payable to **FLEET MORTGAGE CORP.,** and for the same consideration, Grantees hereby assume the obligation of **TIMOTHY T. ISHII** under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim or payment arising from the Guarantee or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code and supersedes any state or local law barring or limiting deficiencies following the foreclosure of real property.

TO HAVE AND TO HOLD the same unto the said **WASHIO ISHII and TIMOTHY T. ISHII,** for and during their joint lives, and upon the death of either of them, then to the survivor of them, and unto their heirs and assigns of the survivor in fee simple together with every contingent remainder and right of reversion, forever.

And I do covenant with the said **WASHIO ISHII and TIMOTHY T. ISHII,** that I am lawfully seized and possessed of said land in fee and I have a good and lawful right to sell and convey the same, and the same is free and unencumbered EXCEPT the current year's ad valorem taxes and any easements or matters applicable to the property according to the plat of said subdivision.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land unto the said **WASHIO ISHII and TIMOTHY T. ISHII,** their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

It is the specific intent of the parties to this conveyance that said property is conveyed to them as joint tenants with right of survivorship contrary to the provisions of Section 66-1-107 Code of Tennessee Annotated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 1st day of January, 1996.

TIMOTHY T. ISHII

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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I, the undersigned, a Notary Public in and for said County and State, hereby certify that **TIMOTHY T. ISHII, an unmarried man,** whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 1st day of January, 1996.

Carole Edmondson
Notary Public
My Commission Expires: 7/26/97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $159,989.07 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 18th day of March, 1996.

Carole Edmondson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/26/97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

The Grantee, **WASHIO ISHII,** will be responsible for the 1996 ad valorem taxes and the notices are to be sent to him at 1002 Tower Place, Nashville, Tennessee 37204.

Prepared by:
L. BRUCE ABLES
315 FRANKLIN ST., SE
HUNTSVILLE, AL 35801
(205) 533-3740

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03/18 0101 03CHECK 34.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159989

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 1996.

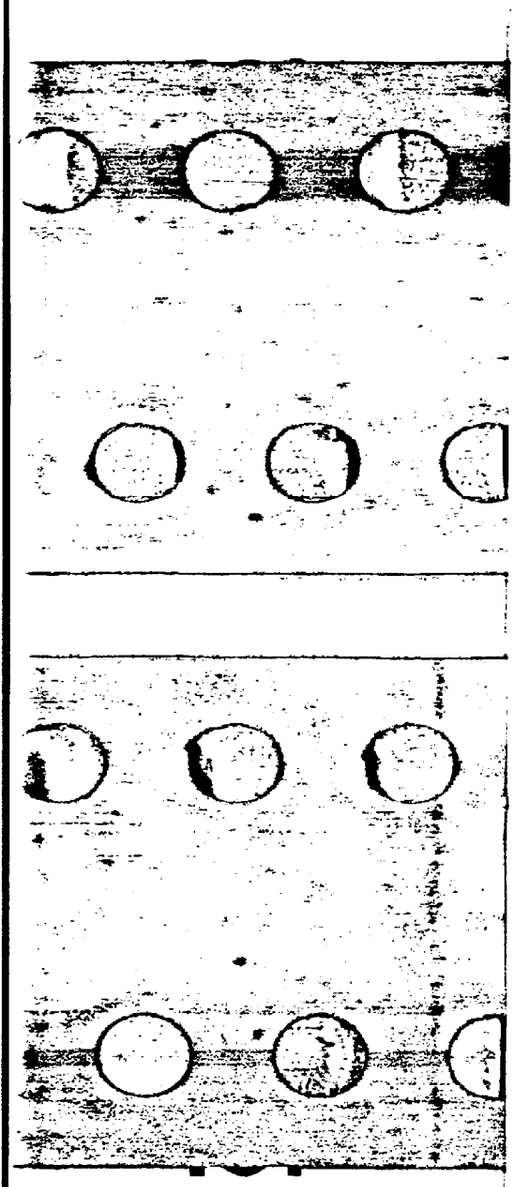
Deputy Register

96 MAR 19 PM 2:

DAVIDSON COUNTY

IDENTIF. & REFERENCE

0161069



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 7000.00
CON TX 25.90
PRFEE 1.00
WDEED 8.00
TOTAL 34.90
CHECK 34.90

03/18/96 01 14:15 0001 9461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0161069

96 MAR 18 PM 2:13
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1017517