THIS INSTRUMENT PREPARED BY:

Mail

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 10042 PG 728

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00

Takaaki Maeyama
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 3rd day of May 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
TAKAAKI MAEYAMA 1016 Maxwell Avenue Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 83-5 PARCEL 147

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND AND NO/100---------- ---------- ($ 75,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , George Douglas Fisher and Wilbur Dayton Fisher, Devisees under the Last Will and Testament of Margaret E. Douglas hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TAKAAKI MAEYAMA, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 19th Ward in the City of Nashville, Davidson County, Tennessee, being parts of Lots Nos. 10 and 11 on the Plan of D.H. Bailey property as of record in Book 421, page 65, Register's Office for Davidson County, Tennessee, and also a triangular portion out of the southwest corner of a six acre tract lying along the northerly side of said lots, described as a whole as follows:

BEGINNING at the southeast corner of Maxwell Avenue and Bailey Street and running thence southwardly along the easterly margin of Bailey Street, 175 feet 5 inches to a stake in the northerly margin of a three foot strip of land, an easement in which was conveyed to the City of Nashville for the purpose of maintaining a sewer; thence eastwardly along the northerly margin of said three foot strip 77 feet 3 inches to a stake; thence northwardly and parallel with Bailey Street, 158 feet 3 inches to a stake in the southerly margin of Maxwell Avenue; thence westwardly along the southerly margin of Maxwell Avenue, 78 feet 6 inches to the beginning, according to a survey made by S. M. McMurray, Civil Engineer, on January 20, 1926, including and excluding a strip of land described in the deed from Ruth B. Hawkins and husband, to the City of Nashville, of record in Book 749, page 96, said Register's Office, now included in Maxwell Avenue.

CONTINUED

This is improved property known as 1016 Maxwell Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of D. H. Bailey of record in Book 421, page 65, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 3rd day of May, 19 96.

George Douglas Fisher

Wilbur Dayton Fisher

MITCHELL A. WAITS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Douglas Fisher and Wilbur Dayton Fisher, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of May, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

0179461
IDENTIF. ↑ REFERENCE

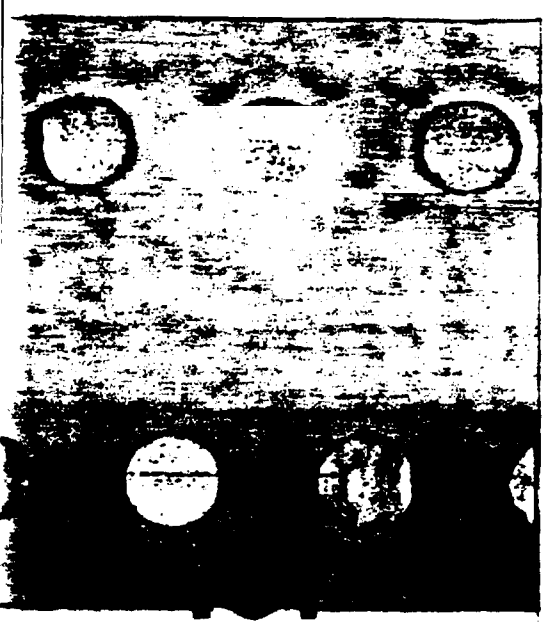
96 MAY -7 AM 10:40
REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to Margaret E. Douglas by deed from William A. Johnston and wife, Lethia Johnston, Elizabeth Jane Horner, unmarried, and Addie Irene Tuberville, now Dement, unmarried, of record in Book 1848, page 267, Register's Office for Davidson County, Tennessee; the said Margaret E. Douglas having since died and her Will of record in Will Book 205, page 227, Probate Court for Davidson County, Tennessee, having devised subject property to George Douglas Fisher and Wilbur Dayton Fisher.

2007 05/07 12:01 03CHECK 290.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10042 PG 731

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	12.00
TOTAL	290.50
CHECK	290.50

05/07/96 01 10:42 0001 9067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179461
IDENTIF. ↑ REFERENCE

96 MAY -7 AM 10: 40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1037075