[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[ ]	]	]]
[Mitsuhiro Kodama]	Citibank, F.S.B.	] MAP and PARCEL]
[Misty J. Kodama]	Attn: Tax Dept.	]]
[555 Elaine Drive]	12855 North Outer Forty Drive	] 133-13 142]
[Nashville, TN 37211]	St. Louis, MO 63141	]]

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law]
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 10533 PG 743

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Donald H. Hancock and Elizabeth Jean Hancock, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mitsuhiro Kodama and Misty J. Kodama, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Map of Abbay Hall, Section I, as of record in Book 2331, Page 18, Register's Office for said county.

Said Lot No. 127 fronts 86 feet on the south side of Elaine Drive and runs back 180.5 feet on the west line and 181.3 feet on the east line, to a dead line in the rear, measuring 86 feet thereon.

Being the same property conveyed to Donald H. Hancock and wife, Elizabeth Jean Hancock, by deed from Robert H. Daugherty and Dorthea W. Daugherty, of record in Book 9602, Page 671, Register's Office for Davidson County, Tennessee.

This is property with a common address of 555 Elaine Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2331, Page 18, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2345, Page 514, and in Book 2393, Page 627, said Register's office; 4) Santiary Sewer and/or Storm Drainage Easement of record in Book 5400, Page 603, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $96,000.00]
[ ]
[ ] Mitsuhiro Kodama
[ ] Affiant
[Subscribed and sworn before me this 17th day of July, 1997.]
[ ]
[My Commission Expires: 5/23/98] Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

BOOK 10533 PG 744

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **17th** day of **July, 1997**.

Donald H. Hancock

Elizabeth Jean Hancock

6006 07/18 0101 CSH:DK 364.20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

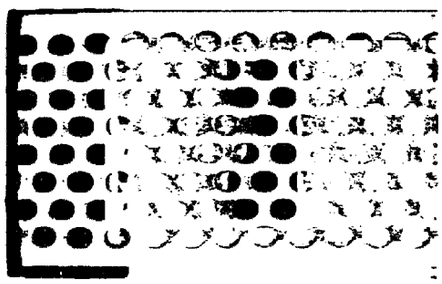
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Donald H. Hancock and Elizabeth Jean Hancock, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **17th** day of **July, 1997**.

Notary Public
My Commission Expires:

File No. 9707-079

0327651
IDENTIFICATION REFERENCE
97 JUL 18 AM 8:33
BLAZE [illegible]
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 10533 PG 745

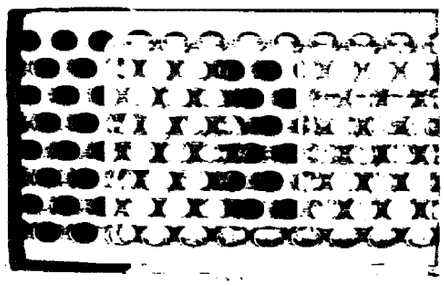
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DART	9[illegible].00
CON TX	355.20
PRFEE	1.00
WMEED	8.00
TOTAL	364.20
CHECK	364.20

07/18/97 01 08:32 0001 6006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0327651
IDENTIF. & REFERENCE

97 JUL 18 AM 8:33

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1175712