39-R

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10544 PG 709

W & I Ref: (sk) Title No: 39020
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bruce R. Beyer 1900 Liberty Square Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-03-j-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 264,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Yasuhiro Tanaka and spouse, Haruru Tanaka,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bruce R. Beyer,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Liberty Hall, of record in Book 6900, page 151, Register's Office for said County to which plan is hereby made for a more complete description, together with as an appurtenance hereto that certain driveway easement of record in Book 8985, page 226, said Register's Office described as follows:

Beginning at the south easternmost corner of Lot 2 of the Liberty Hall subdivision in Davidson County, Tennessee, said corner lying 35 feet from the center of a cul de sac at the end of Liberty Square road, said point is also dividing Lots 2 and 3 of Liberty Hall; thence along the property line dividing Lots 2 and 3 N 52 degrees 50' 51" E so.00 feet; thence N 07 degrees 05' 17" E 5.00 feet; thence S 53 degrees 11' 34" W 23.68 feet; thence along a curve with a radius of 35 feet, chord bearing S 40 degrees 09' 13" E, Chord and curve length 3.73 feet to the beginning.

BEING the same property conveyed to Yasuhiro Tanaka and spouse, Haruru Tanaka from Robert Lynn Cook and spouse, Elizabeth Anne Cook by deed dated October 28, 1994, and recorded in Deed Book 9508, Page 725, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of Yasuhiro Tanaka and Haruru Tanaka by Richard T. Ebata as their Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1900 Liberty Square, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of July, 1997.

Yasuhiro Tanaka
Yasuhiro Tanaka
By RICHARD T. EBATA BY ATTY-IN-FACT

H. Tanaka
Haruru Tanaka
By RICHARD T. EBATA ATTY-IN-FACT.

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 264000.00

Affiant

Sworn and subscribed before me on the 25th day of July, 1997.

Mary Elizabeth Cameron
Notary Public

My Commission Expires: 3/24/2001

MARY ELIZABETH CAMERON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 24, 2001

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 **Richard T. Ebata**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Yasuhiro Tanaka and spouse, Haruru Tanaka**, as their Attorney-in-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of July, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Yasuhiro Tanaka and Haruru Tanaka

TO: Bruce R. Beyer

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principals thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Richard T. Ebata, Affiant

Sworn to and subscribed before me this

25th day of July, 1997.

Notary Public

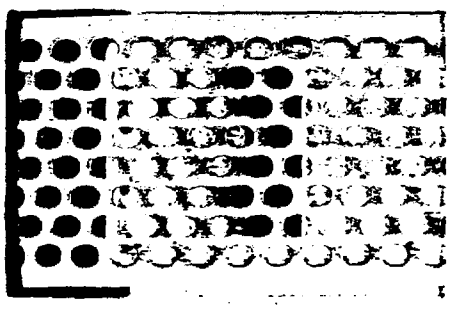
My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

97 JUL 28 PM 3:31
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0330920

RECD 07/28 0101 03CHECK 989-00



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

RECEIVED OF _____

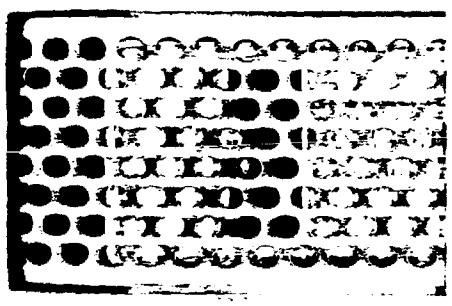
FOR _____ BOOK 10544 PG 712

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
264000.00
CON TX 976.80
PRFEE 1.00
WDEED 12.00
TOTAL 989.80
CHECK 989.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/28/97 01:15:25 0001 9579



0330920
IDENTIFICATION REFERENCE

97 JUL 28 PM 3:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1179230