BOOK 10782 PG 887

5

WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of February, 1998, by and between Seigo Ohi and Norie Ohi, Husband and Wife, party of the first part, hereinafter called Grantor, and

Wendie J. Murdzak, unmarried

, party of the second part, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 167A on the plan of Rolling River Estates, Phase IVA, of record in Book 5800, page 126, Register's Office for Davidson County.

Said Lot No. 167A fronts 80.0 feet on the northerly margin of Bay Cove Trail and extends back 185.22 feet on the easterly line and 184.15 feet on the westerly line to a dead line in the rear, measuring 80.0 feet thereon.

Being the same property conveyed to Seigo Ohi and wife, Norie Ohi, by deed from Steven L. Wilson and wife, Barbara H. Wilson, of record in Book 7399, page 92, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs or successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered

except subdivision restrictions, building lines and easements of record in Book 4892, page 689, and made applicable by instrument of record in Book 5969, page 156, book 4892, page 679, book 4788, page 950, Book 4871, page 640, Register's office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin;

and that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

9773 02/04 0101 03CHECK 478.90

98 FEB -4 PM 2:16

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

013973 39

BOOK 10782 PG 888

WITNESS the signature(s) of said Grantor the day and year first above written.

SEIGO OHI

NORIE OHI

STATE OF _____ COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, SEIGO OHI , the within named bargainor(s), 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, at office, on this _____ day of _____, 19 .

Notary Public

My Commission Expires:_____

STATE OF Tennessee COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and State, NORIE OHI, the within named bargainor(s), 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, at office, on this 28th day of October, 1998.

My Commission Expires: 3/27/99

Notary Public

STATE OF Tennessee COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 127000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

MARY B. SIMMONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 27, 2001

Subscribed and sworn to before me on this the 2nd day of February, 1998

My Commission Expires

Send Tax Bills to Property Address:
7029 Bay Cove Trail
Nashville, Tennessee 37221

Tax Parcel # Field Book No. 09D 68727, Map 141-12-A, Parcel 1 CO

This instrument was Prepared by: Scott W. Felton, Attorney & Counselor,
18111 Preston Road, Suite 170, Dallas, TX 75252

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

RECEIVED OF _____

FOR _____

BK 10782 PG 889

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 127000.00
CON TX 469.90
PRFEE 1.00
WDEED 8.00
TOTAL 478.90
CHECK 478.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 9773

0397339
IDENTIFICATION REFERENCE

98 FEB -4 PM 2:16
DAVIDSON COUNTY, TN.

No. 1250329