Return to:
Settlement Services of TN, LLC
121 First Avenue S., Suite 210
Franklin, TN 37064

BOOK 11620 PAGE 330

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Guy Freeze, et ux	Same	Map 135-16-A
2604 Somerset Drive		Parcel 88.00
Nashville, TN 37217		

This instrument was prepared by: David A. Childress, Attorney, 102 Woodmont Blvd., Suite 200, Nashville, TN 37205. **26B**

08/16 0101 CHECK 536.70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, **TORU HONGO, a married person** (herein referred to as "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto **GUY FREEZE and wife KAREN FREEZE** (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Subdivision of Tracts 8, 9 and 10 of Nashboro Village of record in Book 5200, pages 186-189, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Toru Hongo, a single man, by deed from Ronald E. Gant and wife, Deborah D. Gant of record in Book 8616, page 107, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

The conveyance of the above described parcel of land is subject to the following:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by the Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom;

2. Declaration of Covenants, Conditions, Easements, Liens, and Restrictions, including, but not limited to easements, assessments, charges and liens contained in instrument of record in Book 4827, page 14, and supplemental Declaration of Covenants and Restrictions of record in Book 5465, page 561, amended in Book 5588, page 429, Register's Office for Davidson County, Tennessee;

3. Matters shown on the Plan of record in Book 5200, pages 186-189, Register's Office for Davidson County, Tennessee, which includes an owner's certificate, a 30 foot minimum building setback line from Somerset Drive, a 20 foot minimum building setback line from the rear line, a 10 foot easement for public utilities and drainage purposes along the rear line of said lot, a 5 foot public utility and drainage easement along both side lines, and a 2.5 by 25 foot utility anchor easement located in both front corners of said lot;

4. Easement in favor of Colonial Pipeline Company for right-of-way, of record in Book 4588, page 473, Register's Office for Davidson County, Tennessee;

N-31640

5. Easement for overhead power lines of record in Book 4821, page 111, Register's Office for Davidson County, Tennessee;

6. Easement to Colonial Pipeline Company by decree in Minute Book 75, page 192, Circuit Court for Davidson County, Tennessee, and recorded in Book 3955, page 180, Register's Office for Davidson County, Tennessee;

7. Easement for TVA power line and/or lines of record in Book 437, page 14, Register's Office for Davidson County, Tennessee;

8. Mortgage Loan Inspection by John Kohl & Company, P.C. dated March 25, 1992 shows the air conditioning unit encroaches the public utility easement and a portion of the walk encroaches the public utility easement; and

9. Mortgage Loan Inspection by John Kohl & Company, P.C. dated March 25, 1992 shows this parcel is located in an area designated as Zone C on National Flood Insurance Program Community Number 470040 Panel No. 0309D dated January 17, 1990.

This is improved property commonly known as 2604 Somerset Drive, Nashville, Tennessee, 37217.

Teresa Hongo, wife of Toru Hongo, is joining in this conveyance for the sole purpose of conveying any marital interest she may have in the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, GRANTEES' heirs and assigns, against the lawful claims of all persons whomever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $141,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of August, 1999.

Notary Public

My commission expires: 8-11-2001

MAIL ENV.

06245572

IDENTIF. & REFERENCE

99 AUG 16 AM 10:37

REGISTER
DAVIDSON COUNTY, TN.

RUSSELL JOHN MCCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

WITNESS our hands this 3rd day of August, 1999.

TORU HONGO

TERESA HONGO

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 bargainor **TORU HONGO** with whom I am personally acquainted or proved to be the person whose name is subscribed to the within Warranty Deed and acknowledgment that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3 day of August, 1999.

Notary Public

My Commission Expires: 7/26/2003

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 bargainor, **TERESA HONGO**, with whom I am personally acquainted or proved to be the person whose name is subscribed to the within Warranty Deed and acknowledgment that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3 day of August, 1999.

Notary Public

My Commission Expires: 7/26/2003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	- CONVEYANCE			MISC	- MISCELLANEOUS
MO	- MORTGAGE			CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

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0624572

IDENTIF. # REFERENCE

99 AUG 16 AM 10:37

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	141000.00
CON TX	521.70
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	536.70
CHECK	536.70

08/16/99 01 10:36 0001 6364

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1506617