Dav. Co. File Box 14-A

File #13544-1

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Instr:200006070056743 Page: 1 OF 2
REC'D FOR REC 06/07/2000 9:13:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $823.25

WARRANTY DEED

THIS INDENTURE, made this 25 day of FEB., 2000 between **FUMIO TERASAKI AND WIFE , SACHIKI TERASAKI** of **DAVIDSON** County, Tennessee, First Parties, and

Kevin R. Burns and wife, Alison F. Burns

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, Fumio Terasaki and wife, Sachiki Terasaki

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY , TN , BEING LOT NO. 102 ON THE REVISED PLAN OF COPPERFIELD, OF RECORD IN BOOK 6900 , PAGES 555 - 559 , REGISTER'S OFFICE FOR SAID COUNTY TO WHCH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION . *

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2000 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

F. Terasaki Fumio Terasaki
FUMIO TERASAKI

S. Terasaki Sachiko Terasaki
SACHIKI TERASAKI

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **FUMIO TERASAKI**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of FEB, 2000.

Notary Public
Printed name: EDWARD E. [illegible]

My commission expires: 6/12/2002
(NOTARY SEAL)

EDWARD E. SEPPI NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **SACHIKI TERASAKI**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of March, 2000.

Edward E. Euseppi
Notary Public
Printed name: EDWARD E. EUSEPPI

My commission expires: 6-12-2002
(NOTARY SEAL)

EDWARD E. EUSEPPI NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

PROPERTY OWNER:
Kevin R. Burns
203 Trotwood Dr.
Brentwood, TN 37027

RESPONSIBLE TAXPAYER:
SunTrust Bank, Nashville, N.A.
P.O. Box 305110, 7th Floor
Nashville, TN 37204

CLT#62B-B-1.03
Map & Parcel No: 172-01-0-A 102.00CO

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 222,500.00.

_____(AFFIANT)

Subscribed and sworn to before me, this 10 day of March, 2000

Edward E. Euseppi
Notary Public
Printed Name EDWARD E. EUSEPPI

My commission expires 6-12-2002

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

_____(AFFIANT)

Subscribed and sworn to before me, this 10 day of March, 2000

Edward E. Euseppi
Notary Public
Printed Name EDWARD E. EUSEPPI

My commission expires 6-12-2002

STATE OF TENNESSEE, DAVIDSON COUNTY

I hereby swear or affirms that the actual consideration or true value of this transfer, whichever is greater is $222,500.00. KRR (AFFIANT)

Subscribed and sworn to before me this 6th day of June, 2000.

Notary Public
Printed Name John T. Cook

My commission expires 5/27/01

*Being part of the same property conveyed to Fumio Terasaki, married, by deed from R.G. Muckleroy, Trustee for and Jill Muckleroy Trust, of record in Book 10341, Page 539, Register's Office for Davidson County, Tennessee.