Instr:200007200071596 Page: 1 OF 2
REC'D FOR REC 07/20/2000 9:14:31AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1035.63

2
508

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***279,900.00

Affiant

MAROLYN M. BLANKMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 14th day of July, 2000.

Notary Public

My Commission Expires: 01-27-01

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
YOSHIKUNI IGARASHI TERESA A. GODDU 2514 Westwood Avenue Nashville, Tennessee 37212	SAME	MAP 104-15 PARCEL 322

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 ($***279,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, I, SUZANNE MACKILLOP, unmarried, (fka Suzanne M. O'Connor), hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto YOSHIKUNI IGARASHI and wife, TERESA A. GODDU, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 65.0 feet of Lot No. 41 on the Plan of Éclair as of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 41 fronts 65.0 feet on the northerly side of Westwood Avenue and runs back between parallel lines, with the easterly margin of Tulip Avenue, 192.0 feet to the south line of Lot No. 38.

BEING the same property conveyed to Suzanne M. O'Connor, unmarried, by deed from Kenneth Dixon and spouse, Kristy Dixon, of record in Book 10417, page 548, Register's Office for Davidson County, Tennessee; the said Suzanne M. O'Connor having reverted to her maiden name and is now known as Suzanne Mackillop.

This is improved property known as 2514 Westwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Eclair of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 14th day of July, 2000.

Suzanne Mackillop

SUZANNE MACKILLOP
By her Attorney in Fact, Mitchell A. Watts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL A. WATTS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SUZANNE MACKILLOP, and acknowledged that he executed the same as the free act and deed of the said SUZANNE MACKILLOP.

WITNESS my hand and seal this 14th day of July, 2000.

Patricia A. Richards

Notary Public

My Commission Expires:

1-25-03

PATRICIA A. RICHARDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.