39-B

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Toshiaki Iizuka and wife, Masayo Iizuka	**New Owner**	Map: 117-3C Parcel: 124.00C0
124 Hillsboro Place		
Nashville, TN 37215		

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, for Raymond P. Poggenburg and wife Helen H. Poggenburg, Co-Trustees of the Poggenburg Family Trust, a Revocable Trust, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Toshiaki Iizuka and wife Masayo Iizuka**, (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 124 on the plan of Hillsboro Place Condominium, of record in Book 5200, page725 and amended in Book 5200, page 757 and 758, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Raymond P. Poggenburg and wife Helen H. Poggenburg, Co-Trustees of the Poggenburg Family Trust, a Revocable Trust, by QuitclaimDeed from, Raymond P. Poggenburg and wife Helen H. Poggenburg of record in Book 9490, page 195, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 07/20/01 13:17 3pgs
Fees:18.00 Taxes:556.85

20010720-0077212

This conveyance is subject to the following:

1. Taxes for the year 2001 and subsequent years.
2. Subject to the Master Deed of record in Book 6244, page 394, and amended in Book 6285, page 209, said Register's Office, which sets forth restrictions, assessments, liens and other matters and to which reference is hereby made for more particulars. The policy insures that a violation thereof will not effect a forfeiture of title which will affect the priority of the lien of the Deed of Trust set forth in Schedule A, Item 3, hereof.
3. The Plan of Record in Book 5200, page 725 and amended in Book 5200, pages 757, and 758, said Register's Office, which shows minimum building setback lines and easements and to which plan reference is hereby made for a more complete description.
4. Subject to permanent easement for the construction and maintenance of electrical power transmission lines and/or underground sanitary sewers of record in Book 4633, page 468, and Book 4653, page 915, said Register's Office.
5. Subject to a storm water detention agreement of record in Book 6128, page 85, said Register's office.

This is improved property commonly known as 124 Hillsboro Place, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $150,500.00

Affiant

Subscribed and sworn to before me this 19th day of July, 2001.

Notary Public

My Commission Expires: 3/23/02

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

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of July, 2001.

Raymond P. Poggenburg, Trustee

Helen H. Poggenburg, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this **19th** day of **July, 2001**, before me personally appeared Raymond P. Poggenburg, Trustee, and wife Helen H. Poggenburg,Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of **July,** 2001.

Notary Public

My Commission Expires: 7/24/04