WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/14/02 12:56 2pgs
Fees:13.00 Taxes:1332.00
20020114-0005472

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES 07/30/2005

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kinji Tanaka	NEW OWNER	73-16 63.01
(NAME)	(NAME)	
2990 McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mitchell P. H. Perry, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kinji Tanaka, a married person

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:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot "0" on the unrecorded map of Sunset View Subdivision, and a tract of land lying immediately northeast of said Lot, described together according to a survey made by Turner Engineering Co., Inc., Consulting Engineers, February 4, 1964, as follows:

Beginning at an iron pin on the northeasterly margin of McGavock Pike 124.56 feet southeasterly from the southwest corner of Lot No. 1 on said Subdivision conveyed to City of Nashville, by deed from Andrew J. Moore, of record in Book 2594, page 58, Register's Office for said County; thence with the northeasterly margin of said Pike around a curve having a radius of 1659.65 feet in a southeasterly direction 202.04 feet to an iron pin; thence north 57 deg. 07' east 380.95 feet, more or less, to the Cumberland River; thence with the left bank of said River northwestwardly 205 feet, more or less; thence south 57 deg. 07' west 307.13 feet, more or less, to the beginning.

Being the same property conveyed to Mitchell P. H. Perry, an unmarried man, by deed from David A. Winton and wife, Suzanne M. Winton, of record in Book 11310, page 80, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Easement of record in Book 2240, page 613, as set forth of in Deed of record in Book 4530, page 756; Setback line requirements of record in Book 2016, page 1, rerecorded of record in Book 2240, page 265; all in the Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2990 McGavock Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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.

Witness my hand this 4th day of January, 2002

Mitchell P. H. Perry

By Andrea S. Perry Attorney in fact

Andrea S. Perry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrea T. Perry

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 4th day of January

Commission expires 7/30/05

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. JENNIFER S. DUNLAP
MY COMMISSION EXPIRES: 07/30/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Andrea T. Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Mitchel P. H. Perry the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s), Andrea T. Perry, the bargainor(s), by the said Mitchel P. H. Perry, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 4th day of January, 2002.

Notary Public

My Commission Expires: 7/30/05

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. JENNIFER S. DUNLAP
MY COMMISSION EXPIRES: 07/30/2005

LEGAL DESCRIPTION CONTINUATION

Andrea T. Perry joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Mitchel P. H. Perry.