WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,500.00

Margaret Takahashi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 20 02

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen B. Heard (NAME)	Merrill Lynch Credit Corporation (NAME)	MAP 160-14-0-B
5844 Brentwood Trace (ADDRESS)	4802 Deer Lake Drive East (ADDRESS)	PARCEL 140 CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Jacksonville, FL 32246 (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, Margaret A. Leath Takahashi f/k/a Margaret A. Leath and husband, Jon Takahashi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen B. Heard

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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 5844 Brentwood Trace Condominiums, a Condominium, a Horizontal Property Regime, located on 5844 Brentwood Trace Davidson County, Tennessee, as shown on the plat of Brentwood Trace, Condominium Apartments, recorded in Plat Book 5200, Page 261, said Register's Office, and described in a Master Deed recorded in Book 5524, Page 415, as amended in Book 5545, Page 510, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Trace Condominiums Apartments contained in the Master Deed recorded in Book 5524, Page 415, as amended in Book 5545, Page 510, and By-Laws recorded in Book 5524, Page 424, amended in Book 5537, Page 988, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Margaret A. Leath, unmarried, by deed from Cynthia Ann Slatton, unmarried, of record in Book 10914, Page 340, Register's Office for said County. The said Margaret A. Leath is now known as Margaret A. Leath Takahashi.

This conveyance is subject to all terms and provisions of the Master Deed,
CONTINUED

unimproved ( )
This is improved (X) property, known as 5844 Brentwood Trace, Brentwood, TN 37027
(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 30th day of January, 20 02

Margaret A. Leath Takahashi
Margaret A. Leath Takahashi

Jon Takahashi
Jon Takahashi

Davidson County DEEDWARR
Recvd: 02/04/02 10:52 2pgs
Fees:13.00 Taxes:275.65

20020204-0014989

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 Margaret A. Leath Takahashi f/k/a Margaret A. Leath and husband, Jon Takahashi

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 Nashville, Tennessee, this 30th day of January, 20 02

Commission expires March 29, 2003

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Restrictions, and By-Laws, of record in Book 5524, Page 415; Book 5524, Page 510; Book 5524, Page 424; Book 5537, Page 988, said Register's Office.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 219 as Revised in Book 5200, Page 230 and in Book 5200, Page 261, said Register's Office.

The said Jon Takahashi joins in this conveyance to convey any and all marital interest he may have in said property.