FILE NO. SP40813
FILE BOX "7"

Davidson County DEEDWARR
Recvd: 05/02/02 13:45 3pgs
Fees:18.00 Taxes:821.40
20020502-0054227

Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phyllis Lewis**, hereafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Mototsugu Shintani and wife, Ayumi Shintani** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in **DAVIDSON** County, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 26th **day of** April**, 2002.**

Phyllis Lewis

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared **Phyllis Lewis**, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 26th **day of** April **2002.**

Lola A Taylor
Notary Public
My Commission expires: 02-22-2004

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES
February 22, 2004

STATE OF TN
COUNTY Of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$222,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26 **day of** Apr. **2002.**

Notary Public
My Commission expires: 2-25-06

ALAN D. MARTIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Map and Parcel: 118-06-1.00

Address of New Owner:
2924 Vaulx Lane
Nashville, TN 37204

Send Tax Bills To:
Union Planters Bank
1900 Charles Bryan Road
Cordova, TN 38016

6020118

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 27B, on the Plan of Battlefield Estates, Section One, as of record on plat in Plat Book 843, Pages 96 and 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Phyllis Lewis from Scott C. Jones and wife, Julie Jones by Warranty Deed dated 3-26-99 and recorded 3-29-99 of record in Book 11404, Page 173, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters on plat in Plat Book 843, Pages 96 and 97, Register's Office for Davidson County.

This conveyance is subject to all zoning regulations, building restrictions, easements, rights to public utilities, or other governmental regulations applicble to the foregoing property. The current year taxes have been prorated and are assumed by the grantee(s).