PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

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W & I Ref: SK Title No: 43509

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Janet Yong Lee | Ameriquest Mortgage |
| 1131 Overton Lea Road<br>Nashville, Tennessee 37220 | P.O. Box 50764<br>Irvine, CA 92619 |

**TAX MAP-PARCEL NUMBERS:** 145-03-057

Davidson County DEEDWARR
Recvd: 06/07/02 12:40 3pgs
Fees:18.00 Taxes:1147.00

20020607-0069565

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$310,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **JoJi Hara and spouse, Toshiko Hara**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Janet Yong Lee** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Seventh Addition Lea Land Manor of record in Book 2083, page 24, Register's Office for said County.

SAID Lot No. 2, which is a corner Lot fronts 270.85 feet on the broken southerly margin of Overton Lea Road and fronts 288.73 feet on the broken easterly margin of Granny White Pike, said frontages being joined by a curve having a length of 39.54 feet, and extends back 226.2 feet on the southerly line and 325 feet on the easterly line, to a point of intersection.

Being the same property conveyed to Joji Hara and spouse, Toshiko Hara, by deed from Song W. Wong and spouse, Swe Swe Myint Wong of record in Book 10167, page 557, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2083, Page 24, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; Agreement as set out in the deed from Laura Lea Robertson to Everett Beasley dated November 20, 1939 of record in Book 1108, page 460, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6407, page 315, said Register's Office.

This instrument is executed on behalf of Joji Hara and Toshiko Hara by Yoko Komatsu as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

**This is improved property, known as: 1131 Overton Lea, Nashville, Tennessee 37220**

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

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 31st day of May, 2002 .

Joji Hara by Yoko Komatsu
**Joji Hara by: Yoko Komatsu, Atty-in-Fact**
Atty-in-Fact

Toshiko Hara by Yoko Komatsu, Atty-in-Fact
**Toshiko Hara by: Yoko Komatsu, Atty-in-Fact**

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $310,000.00

Affiant

Sworn and subscribed before me this 31st day of May, 2002

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public

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 , **Yoko Komatsu** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2002

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

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# EXHIBIT "A"

**To**

**Warranty Deed**

**FROM: JoJi Hara and spouse, Toshiko Hara**

**TO: Janet Yong Lee**

State of Tennessee
County of Davidson

## AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

**Yoko Komatsu, Affiant**

Sworn to and subscribed before me this

31st day of May, 2002

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003