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THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $123,900.00* x _____ *Affiant* NOTARY PUBLIC Expires *Notary Public* *My commission expires:*

Name and Address of New Owner:

Koji and Naomi Sawada
499 Huntington Ridge Drive
Nashville, TN 37211

Send Tax Bills To:

CTX Mortgage Company, LLC
PO Box 199113
Mail Code C03A62
Dallas, TX 75219

Davidson County DEEDWARR
Recvd: 08/19/02 10:25 2pgs
Fees:13.00 Taxes:458.43
20020819-0099807

Street Address of Subject Property:

499 Huntington Ridge Drive
Nashville, Tennessee 37211

Map and Parcel:

161-11-A-122-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DAWN M. SCHENKEL AND HUSBAND, DOUGLAS L. SCHENKEL,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **KOJI SAWADA AND WIFE, NAOMI SAWADA,** hereinafter collectively called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 122 on the Plan of Huntington Ridge Townhouses, of record in Plat Book 9700, page 846, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description, together with the undivided percentage interest in the common elements appurtenant to said unit as described in the Declaration of Covenants, Conditions and Restrictions as amended.

Being the same property conveyed to Dawn Michelle Sallis, a single person, by Deed from Marilyn S. Sallis and John W. Sallis, Co-Trustees of the Marilyn S. Sallis Trust, u/t/d October 13, 1998, a revocable trust, of record in Book 11309, page 376, Register's Office for Davidson County, Tennessee. The said Dawn Michelle Sallis, having since married, is now known as Dawn M. Schenkel.

The conveyance of the above described parcel of land is subject to:

1. 2002 Davidson County property taxes which have been prorated between the parties and assumed by Grantees.

2. All matters shown on the Plan of record in Plat Book 9700, page 846, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687, as amended in Book 4889, page 905, and Book 5394, page 243, and By-Laws of record in Book 7423, page 762, Register's Office for Davidson County, Tennessee.

4. Storm water detention agreement of record in Book 9732, page 551, Register's Office for Davidson County, Tennessee.

5. Subject to the rights of others in and to the common elements.

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 Grantors do covenant with the said Grantees that they 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title 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 our hands this 15th day of August, 2002.

Dawn M. Schenkel

DAWN M. SCHENKEL

DOUGLAS L. SCHENKEL

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 **DAWN M. SCHENKEL AND HUSBAND, DOUGLAS L. SCHENKEL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

NOTARY PUBLIC

My commission expires:

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