PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: ST Title No: 43710

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/30/02 13:59 3pgs
Fees:18.00 Taxes:1067.45

20020930-0118566

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Shin Yamazaki Nobuko Yamazaki 2615 Acklen Avenue Nashville, Tennessee 37212	Pulte Mortgage Corporation 7475 South Joliet Street Englewood, CO 80112

TAX MAP-PARCEL NUMBERS: 104-11-070

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$288,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Thomas Laney Jr. and spouse, Robin Drew J. Laney**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shin Yamazaki and spouse, Nobuko Yamazaki,.** 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. 57 on the Plan of Stokes and Marshall's Subdivision of record in Plat Book 332, Page 105, revised in Plat Book 332, Page 106, Register's Office for said County.

Said Lot No. 57 fronts 50 feet on the southerly margin of Acklen Avenue, formerly known as Marshall Avenue, and extends back 165.5 feet on the easterly line and 166 feet on the westerly line to an alley measuring 50 feet thereon.

Being the same property conveyed to James Thomas Laney, Jr. and spouse, Robin Drew J. Laney by deed from Robert W. Grace and spouse, Marti K. Grace of record in Book 11543, Page 955, 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; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 332 Page 106, said Register's Office.

This instrument is executed on behalf of Robin Drew J. Laney by James Thomas Laney 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: 2615 Acklen Avenue, Nashville, Tennessee 37212

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 13th day of September, 2002 .

James Thomas Laney Jr.

Robin Drew J. Laney By:James Thomas Laney, Jr..
Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

James Thomas Laney, JT

On this 13th day of September, 2002 , before me the undersigned authority, personally appeared ~~Shin Yamazaki and Nobuko Yamazaki,~~ to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

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

Notary

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: $288,500.00

Affiant

Sworn and subscribed before me this 13th day of September, 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 , **James Thomas Laney, Jr.** 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 **Robin Drew J. Laney** , 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 13th day of September, 2002

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

Notary Public

My Commission Expires:

My Commission Expires 7/26/2003

EXHIBIT "A"

To

Warranty Deed

FROM: James Thomas Laney Jr. and Robin Drew J. Laney

TO: Shin Yamazaki and Nobuko Yamazaki.

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.

James Thomas Laney, Jr., Affiant

Sworn to and subscribed before me this

13th day of September, 2002

Notary Public

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

My Commission Expires:

My Commission Expires 7/26/2003