THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19584**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 27th day of DECEMBER, 2002. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 01/02/03 12:08 2pgs
Fees:13.00 Taxes:1480.00

20030102-0000385

My Commission Expires
September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Ryan Roberts 6305 Jocelyn Hollow Road Nashville, TN 37205	New Owner	MAP 115-15 PAR 97.00 FB 08DZ 71990

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, YOSHIAKI SUGIYAMA AND WIFE, EMIKO SUGIYAMA ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RYAN ROBERTS AND WIFE, CHERIE ROBERTS ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6305 Jocelyn Hollow Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of DECEMBER, 2002.

YOSHIAKI SUGIYAMA

EMIKO SUGIYAMA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, YOSHIAKI SUGIYAMA AND WIFE, EMIKO SUGIYAMA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of DECEMBER, 2002.

My Commission Expires: _____

Notary Public

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of West Meade Farms, Inc., Section One, as of record in Plat Book 1424, page 47, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Yoshiaki Sugiyama by deed from Glen Allen Civitts and spouse, Lynn Jones Civitts of record in Book 8519, page 862, said Register's Office. Yoshiaki Sugiyama having conveyed his interest in the property to Yoshiaki Sugiyama and spouse, Emiko Sugiyama by quitclaim deed of record in Book 10033, page 797, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Easements of record in Book 6161, page 284; and (2) All matters appearing on the Plan of record in Plat Book 1424, page 47, said Register's Office.