File Box 14A

RECORD & RETURN TO:
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jtc file no. 15767-2

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$225,000.00~~ 223,000.00

Kichiya Suzuki
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF January, 2003.

NOTARY PUBLIC My Comm Exp 4/16/05

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19337SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kichiya Suzuki & Atsuko Suzuki 2820 Woodlawn Drive, Unit 2820 Nashville, TN 37215	Countrywide Home Loans P. O. Box 660694 Dallas, TX 75266-0694	104-14-F-14 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Penny A. Cecil, an unmarried person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kichiya Suzuki and wife, Atsuko Suzuki, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain condominium apartment in Davidson, Tennessee, being Unit 14, on the Plan of Woodlawn Court Condominiums, of record in Book Plat Book 6900, pages 862 and 863, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Woodlawn Court, as of record in Book 7792, page 360, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for Woodland Court, for proper identification.
>
> Being the same property conveyed to Penny A. Cecil, an unmarried woman, by deed from Tom W. Kelly and wife, Melanie H. Kelly, of record in Book 11765, page 569, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 02/03/03 09:16 3pgs
Fees:18.00 Taxes:825.10
20030203-0014187

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Plat Book 6900, pages 862 and 863, Register's Office for Davidson County, Tennessee; and
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Woodlawn Court Condominiums of record in Book 7792, page 360, as amended in Instrument 200209110110792, Register's Office for Davidson County, Tennessee; and
4. Charter of Incorporation of Woodlawn Court Condominium Association of record in Book 7794, page 952, amended in Book 8237, page 335, Register's Office for Davidson County, Tennessee; and
5. Temporary Construction Easement of record in Book 6237, page 572, Register's Office for Davidson County, Tennessee; and
6. Storm water detention agreement of record in Book 7264, page 166, Register's Office for Davidson County, Tennessee; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2820 Woodlawn Drive, Unit 2820, Nashville, TN 37215.

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, has 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 land 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 31 day of January, 2003.

Penny A. Cecil

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 31, 2003, before me personally appeared Penny A. Cecil 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 that she executed the same as her free act and deed.

Witness my hand and official seal this 31st day of January, 2003.

Amy Adams Gowan
NOTARY PUBLIC



NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

