Davidson County DEEDWARR
Recvd: 09/03/03 13:11 2pgs
Fees:12.00 Taxes:0.00
20030903-0127620

PICK-UP

This Instrument Prepared By:
ANNA G. EVERTON, ESQ., 2100 Parkway Towers, Nashville, Tennessee 37219

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
DAVID M. IKEDA and BETTY M. IKEDA, Trustees IKEDA LIVING TRUST 4620 Benton Smith Road Nashville, Tennessee 37215	Same	Map XXX Parcel XX 104-08-0 101.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

Betty M. Ikeda
AFFIANT

Sworn to and subscribed before me this 30th day of August, 2003.

ANNA G. EVERTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Anna G. Everton
Notary Public
My Commission Expires: 7/21/2007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, DAVID M. IKEDA and BETTY M. IKEDA, have this date bargained and sold, and do hereby transfer and convey unto DAVID M. IKEDA and BETTY M. IKEDA, Trustees, or their successors in trust, under the revocable IKEDA LIVING TRUST, dated AUG 30 2003, and any amendments thereto, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 2 on the Map of Mrs. P.J. Tinsley's Addition to Nashville, of record in Book 421, page 91, Register's Office for said County.
>
> Said Lot No. 2 fronts 50 feet on the westerly side of 21st Avenue, South, formerly Hillsboro Turnpike, and runs back between parallel lines 178.50 feet to an alley, measuring 50 feet thereon.
>
> Being the same property conveyed to David Ikeda (one and the same as David M. Ikeda) and wife, Betty Ikeda (one and the same as Betty M. Ikeda), by deed from Fred R. Webber and wife, et al, of record in Book 4801, page 366, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as:

1705-1707 21st Avenue, South, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 MY HAND this 30th day of August, 2003.

David M. Ikeda
DAVID M. IKEDA

Betty M. Ikeda
BETTY M. IKEDA

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 DAVID M. IKEDA and BETTY M. IKEDA, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 2003.

ANNA G. EVERTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Anna G. Everton
NOTARY PUBLIC
My Commission Expires: 7/21/2007