PICK-UP

Davidson County DEEDWARR
Recvd: 09/03/03 13:12 2pgs
Fees:12.00 Taxes:0.00
20030903-0127621

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/Parcel: 131-15-9

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. 13 on the Plan of Harpeth Acres, Section VII, as of record in Book 2331, page 154.
>
> Said Lot No. 13 fronts 143.7 feet on the easterly side of Benton Smith Road, and extends back 222 feet on the southerly line and 224.7 feet on the northerly line, to a dead line in the rear on which it measures 281.9 feet.
>
> Being the same property conveyed to David M. Ikeda and wife, Betty M. Ikeda, by deed from Robert L. Hayes and wife, Mary H. Hayes, of record in Book 4592, Page 269, Register's Office of Davidson County.
>
> This conveyance is made subject to restrictions of record in Book 2633, Page 487.

This is improved (X) property known as:

4620 Benton Smith Road, Nashville, TN 37215.

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
My Commission Expires: 7/21/2007

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