File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 45720

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/02/04 10:00 3pgs
Fees:18.00 Taxes:577.20
20040702-0078979

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Danny W. McGowan Jr. Sarah L. Pace-McGowan 1714 Ordway Place Nashville, Tennessee 37206	GMAC Mortgage 1801 West End Ave. Suite 700 Nashville, Tennessee 37203

TAX MAP-PARCEL NUMBERS: 083-10-230

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$156,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shozo Kawaguchi and spouse, Myra C. Kawaguchi**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Danny W. McGowan Jr. and spouse, Sarah L. Pace-McGowan** 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. 295 on the Plan of McEwin Place of record in Book 332, Page 133 Register's Office for said County.

Said Lot No. 295 fronts 34.0 feet on the southerly margin of Ordway Place, formerly known as Grove Avenue and extends back 140.3 feet on the easterly line(s) with the westerly margin of a 50 foot driveway and 140.0 feet on the westerly line to an alley, measuring 41.0 feet thereon.

Being the same property conveyed to Shozo Kawaguchi and wife, Myra C. Kawaguchi by deed from Bradley C. Peterson, unmarried of record in Book 10598, Page 352, 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 2004, and subsequent years; All Matters shown on the Plan, of record in Book 332, Page 133, said Register's Office.

This instrument is executed on behalf of Shozo Kawaguchi and Myra C. Kawaguchi by Risley P. Lawrence, Jr. 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: 1714 Ordway Place, Nashville, Tennessee 37206

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 29th day of June, 2004 .

Shozo Kawaguchi by Risley P. Lawrence, Jr., Atty-in-Fact

Myra C. Kawaguchi by Risley P. Lawrence, Jr., Atty-in-Fact

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: $156,000.00

Affiant

Sworn and subscribed before me this 29th day of June, 2004

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007

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 , **Risley P. Lawrence, 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 Shozo Kawaguchi and Myra C. Kawaguchi, 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 29th day of June, 2004

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

Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Shozo Kawaguchi and spouse, Myra C. Kawaguchi

TO: Danny W. McGowan Jr. and spouse, Sarah L. Pace-McGowan

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.

Risley P. Lawrence, Jr., Affiant

Sworn to and subscribed before me this

29th day of June, 2004

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007