STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of July, 2004.

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:

WARRANTY DEED

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, **STE 300**
NASHVILLE, TN 37215

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/03/04 15:53 3pgs
Fees:18.00 Taxes:947.20
20040803-0093065

ADDRESS NEW OWNER(S) AS FOLLOWS:
Gregory James Pease and Stephanie Lara Pease
1509 Bellafonte Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Bank of America
900 W. Trade Street
Charlotte, NC 28225

MAP-PARCEL NUMBERS:
155-160-A-329.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alan Morimoto and wife, Sharon Morimoto** hereinafter referred to as Grantors, hereby transfers and conveys to **Gregory James Pease and Stephanie Lara Pease** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, BEING Lot No. 6, on the Plan of Traceside, Section Nine of record at Instrument No. 200001030000455, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

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Being the same property conveyed to Alan Morimoto and wife, Sharon Morimoto by Warranty Deed from Centex homes, a Nevada General Partnership of record at Instrument No. 200006230062825, Register's Office for Davidson County, Tennessee, dated June 16, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Book 9236, Page 504, book 9435, page 493, book 9677, page 675, at Instrument No. 200201110004996 and 200201160006610, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9668, Page 894, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record at Instrument No. 200003290031477, Register's Office for Davidson County, Tennessee.

Landscape Agreement of record in Book 10355, Page 859, Register's Office for Davidson County, Tennessee.

POA of record at Instrument No. 200006230062824, Register's Office for Davidson County, Tennessee.

By-Laws of record in book 9668, page 899, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1509 Bellafonte Court, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful

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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 my hand this 28th day of July, 2004.

Alan Morimoto

Sharon Morimoto

STATE OF UTAH
COUNTY OF Salt Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan Morimoto and Sharon Morimoto, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2004.

Notary Public

My Commission Expires: June 30, 2007

UYEN NGUYEN
Notary Public
State of Utah
My Commission Expires June 30, 2007
9311 South 2000 East, Sandy, UT 84093

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