Davidson County DEEDWARR
Recvd: 10/20/04 12:30 2pgs
Fees:13.00 Taxes:2220.00

20041020-0126207

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$600,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2004.

Notary Public

My commission expires: 10-3-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Toshinari Ishii	**Countrywide Home Loans**	**Map 117-09-A, Parcel 003.00CO**
3 Foxhall Close	**750 Old Hickory Blvd., Suite 180**	
Nashville, TN 37215	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Katherine J. Milne, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Toshinari Ishii and wife, Emiko Ishii

HEREINAFTER CALLED THE 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, TN, being Lot No. 3 on the Plan of Foxhall Close, of record in Book 4860, Page 45; amended in Book 5005, Page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 72.50 feet on the northerly margin of Faxhall Close and extends back between parallel lines 95.37 feet to a dead line.

Being the same property conveyed to John M. Hooper, III and spouse, Katherine J. Hooper by deed from Arthur C. Best, Jr. and spouse, Deborah C. Best of record in Book 9394, Page 707, said Register's Office. The said John M. Hooper, III and Katherine J. Hooper have since divorced by Final Decree No. 97D-3070, Fourth Circuit Court for Davidson County, Tennessee. By Quitclaim Deed of record in Book 10855, Page 991, said Register's Office, dated March 28, 1998. The said John M. Hooper, III conveyed his interest in subject to Katherine J. Hooper. The said Katherine J. Hooper is known known as Katherine J. Milne.

Thomas G. Milne joins for this conveyance for the purpose of conveying all right, title and interest he might have in the above described property as spouse of Katherine J. Milne.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (_____) property, known as **3 Foxhall Close, 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 GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my/our hand(s) this 15th day of October, 2004.

Katherine J. Milne

Thomas G. Milne

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Katherine J. Milne and husband, Thomas G. Milne,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **15th** day of **October, 2004.**

Notary Public

My Commission Expires: 10-3-06

LINDA J. NORVELL
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN