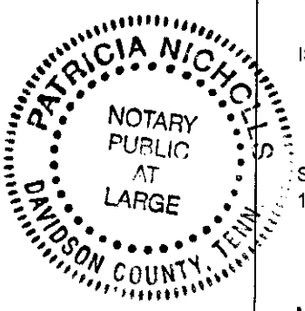
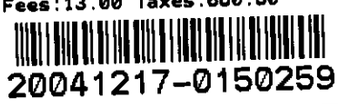
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 12/17/04 12:44 2pgs
Fees:13.00 Taxes:680.80



20041217-0150259

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2004

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donna E. Claburn	Chase Manhattan Mortgage Corp.	Map 73
2421 Dundee Ln.	5409 Maryland Way, Ste. 202	Group 12
Nashville, TN 37214	Brentwood, TN 37027	Parcel 65

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ronald Earl Huggins and David Lee Huggins and Thomas Dale Huggins, Devisees of the Estate of Thomas Earl Huggins

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Donna E. Claburn, married and Elizabeth Ann Taketani and husband, Masa Taketani
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:

BEING Lot No. 162 on the Plan of the Revision of Section One, Sunset View, of record in Book 2663, Pages 27 and 28, Register's Office for said County.

SAID Lot No. 162 fronts 106 feet on the south side of Dundee Lane and runs back between lines 226.9 feet on the west line and 231.5 feet on the east line to a dead line in the rear on which it measures 106 feet.

Being the same property conveyed to Thomas E. Huggins and wife, Lola R. Huggins by deed of record in Book 2811, Page 489, Register's Office for Davidson County, Tennessee. The said Lola R. Huggins having predeceased Thomas E. Huggins. The said Thomas E. Huggins died and devised the property by Will to the Grantors herein. See Will of record in Probate File 04P-193 in Probate Court of Davidson County, Tennessee.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Plat Book 2663, Pages 27 and 28, said Register's Office; (3) Sewer Easement of record in Book 6740, Page 958, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2421 Dundee Ln., Nashville, TN 37214

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 we do covenant with the said GRANTEES that we are 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 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 GRANTEES, their 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 our hands this 15th day of December, 2004.

Estate of Thomas Earl Huggins

By: Ronald Earl Huggins, Devisee

By: David Lee Huggins, Devisee

By: Thomas Dale Huggins, Devisee

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 Ronald Earl Huggins, David Lee Huggins, and Thomas Dale Huggins, Devisees of the Estate of Thomas Earl Huggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY