PICK-UP

Davidson County DEEDQC
Recvd: 01/14/05 14:42 3 pgs
Fees:17.00 Taxes:0.00
20050114-0005496

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 14 day of January, 20 05
by first party, Grantor, Everett Stewart
whose post office address is 1136 B Fernbank Dr., Madison, TN 37115
to second party, Grantee, Taishyoku Keikaku, LLC
whose post office address is 1136 B Fernbank Dr., Madison, TN 37115

WITNESSETH, That the said first party, for good consideration and for the sum of Ø
Dollars ($ Ø)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of TN to wit:

All buildings, property, and improvements at 1136 A and B Fernbank Avenue and 1134 A and B Fernbank Avenue, Madison, Tennessee 37115.

New Owner: Taishyoku Keikaku, LLC
1136 B Fernbank Ave.
Madison, TN 37115

Send tax bills: SunTrust Mortgage
90 Shawn Meehan
3 Maryland Farms Ste 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14 DAY OF Jan 20 05
Deputy Register

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Signature of Witness: Rhonda Harrell

Print name of Witness: Rhonda Harrell

Signature of Witness: Carlin M Gray

Print name of Witness: Carlin M Gray

Signature of First Party: Everett Stewart

Print name of First Party: Everett Stewart

Signature of Second Party: Everett Stewart

Print name of Second Party: Everett Stewart

Signature of Preparer: Everett Stewart

Print Name of Preparer: Everett Stewart

Address of Preparer: 1136 B Fernbank Ave, Madison, TN 37115

State of Tennessee
County of Davidson }

On January 14th, 2005 before me, Walter D. Conyers,
appeared Everett Stewart
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Walter D. Conyers
Signature of Notary

WALTER D. CONYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Affiant ____Known ✓ Produced ID
Type of ID TN DL 990601 82
(Seal)

MY COMMISSION EXPIRES SEPTEMBER 22, 2007

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After recording, return to:
Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
51 Century Boulevard, Suite 110
Nashville, TN 37214

Davidson County DEEDUARR
Recvd: 03/15/04 15:45 3pgs
Fees:18.00 Taxes:888.45
20040315-0029520

WARRANTY DEED

Address New Owner(s)	Send Tax Bills to:	Map-Parcel:
Everette Stewart	SunTrust Mortgage, Inc.	Map 52-9
~~422-A East Palestine Avenue~~	P.O. Box 57028	Parcels 196 & 197
~~Madison, TN 37115~~	Irvine, CA 92619-7028	
1136 B Fernbank Ave		
Madison, TN 37115		

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, **Gertrud Schick, Klaus Josef Schlachter, Hans Hermann Schlachter, Pierre Paul Schlachter, Doris Colestine Sara Melo, Ilse Liesolotte Diehl, Sofia Erna Klett, Klara Isolde Borst, Hedwig Dittrich, Kathe Gertrud Schafer, Rita Maria Knapp, Irmengart Kreszentia Embach, Irmgard Paula Holzmann and Herbert Heinrich Scheuermann, heirs to the estate of Hannelore Frieda Albert (formerly known as Hannelore F. Tidwell)**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Everette Stewart**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 2nd Civil District of Davidson County, Tennessee, being Lot Nos. 7 and 8 as shown on the Re-Re-Subdivision of Lot No. 22, Montague Subdivision, as of record in Book 5060, page 134, Register's Office for said County, to which reference is hereby made.

BEING part of the same property conveyed to Hannelore F. Tidwell by Quitclaim Deed from Robert H. Jennings, Jr., Trustee, dated March 9, 1981, and recorded in Book 5823, page 590, said Register's Office. The said Hannelore F. Tidwell (nka Hannelore Frieda Albert) having since died and pursuant to the Order in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, bearing Docket No. 01P-343, refers to the Certificate of Inheritance which sets out the lawful heirs of the Deceased being the above grantors herein.

This conveyance is subject to any and all existing easements, restrictions and building lines of record and all zoning regulations.

This is improved property known as: 1134 & 1136 Fernbank Avenue, Madison, TN 37115

TO HAND AND TO HOLD the said tract or parcel of land, with the appurtances, 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 whosoever.

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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED