

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $252,600.00

Mark Bogdanowicz
by Ryan A. Rafoth, Atty-In-Fact Affiant

Subscribed and sworn to before me, this 28th day of February, 2005.

Notary Public

My commission expires: 5/17/08

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
2690 Dunkeld Court
Franklin, Tennessee 37069
(615) 376-2155

Davidson County DEEDWARR
Recvd: 03/11/05 08:42 2 pgs
Fees:13.00 Taxes:934.62
20050311-0026962

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tatsuki Koyama	**First Horizon Home Loans**	**171-03-0-A-168.00**
1305 Fort Sumter Place	**P.O. Box 146**	
Brentwood, Tennessee 37027	**Memphis, TN 38101**	

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 ACKNOWLEDGE, WE,

Mark Bogdanowicz and wife, Martha Bogdanowicz

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

Tatsuki Koyama and wife, Mari Koyama

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, Tennessee, being Lot No. 66, on the Plan of Section 6B, Fredricksburg, of record in Plat Book 7900, Page 509, amended in Book 9700, Page 151, said Register's Office to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Mark Bogdanowicz and wife, Martha Bogdanowicz by Warranty Deed from Rebecca L. Ammons, unmarried, of record in Instrument # 20000321-0028634, Register's Office for Davidson County, Tennessee, dated March 9, 2000 and recorded March 21, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 509, amended in Book 9700, Page 151, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8920, Page 40, said Register's Office.

Amenities Area Conveyance of record in Book 7900, Page 807, said Register's Office.

Deeds of Conveyance of record in Book 9443, Page 538, Book 9698, Page 81 and Book 9698, Page 124, said Register's Office.

By-Laws of record in Book 8920, Page 45, said Register's Office.

Easement for Metro Government of Nashville of record in Book 7993, Page 269, Register's Office for Davidson County, Tennessee.

Easement for State of Tennessee of record in Book 7851, Page 712, Register's Office for Davidson County, Tennessee.

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

Subject to the flow of any streams on and across subject property.

This is improved property known as 1305 Fort Sumter Place, Brentwood, Tennessee 37027.

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 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 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 my/our hand(s) this 28th day of February, 2005.

Mark Bogdanowicz by Ryan A. Rafoth, Attorney-In-Fact
Mark Bogdanowicz
by Ryan A. Rafoth, attorney-in-fact

Martha Bogdanowicz by Ryan A. Rafoth, Attorney-In-Fact
Martha Bogdanowicz
by Ryan A. Rafoth, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Ryan A. Rafoth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact for Mark Bogdanowicz and wife, Martha Bogdanowicz, the within named Grantees, and who further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2005.

William J. Blackburn, Jr.
Notary Public

My Commission Expires: 5/17/08

RETURN TO:
RTC Title and Escrow, LLC
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067

