Box 13 #9971




# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,792.00

Affiant

Subscribed and sworn to before me, this 17th day of June, 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/05/05 15:52 2 pgs
Fees:13.00 Taxes:372.93

20050705-0077040

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kelley N. Uyeno | Union Planters Bank, N.A. d/b/a Regions Mortgage | 117-15-A |
| (NAME) | (NAME) | (MAP) |
| 1900 Richard Jones Road # U-2 | 4930 Thoroughbred Rd | 186CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37215 | Brentwood, TN. 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Charles R. Johnston, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kelley N. Uyeno, unmarried and Dean S. Uyeno, married, as joint tenants with right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. U-2 of Green Hills Terrace Condominium Apartments, a Condominium, a Horizontal Property Regime, located on Richard Jones Road, Nashville, TN, as shown on the plat of Green Hills Terrace Condominium Apartments, recorded in Plat Book 5200, page 64, said Register's Office, and described in a Master Deed recorded in Book 5304, page 702 as amended in Book 7841, page 557, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Green Hills Terrace Condominiums Apartments, contained in the Master Deed recorded in Book 5304, page 702 as amended in Book 7841, page 557, and By-Laws recorded in Book 5304, page 745 as amended in Book 9830, page 181, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lillian C. Johnston and Charles R. Johnston and wife, Fran Johnston, by deed from Ruby L. Hunter, dated July 2, 1984, of record in Book 6330, page 575, Register's Office for Davidson County, TN. The said Lillian C. Johnston, also known as Lillian Clayton Johnston, having since died July 12, 2003; and Fran Johnston, also known as Frances Coleman Johnston, having since died March 15, 1999, vesting said property in the Estate of Lillian C. Johnston and Charles R. Johnston.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property, know as: 1900 Richard Jones Road # U-2, Nashville, Tennessee 37215, but is not the place of residence of the herein named Grantor.

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 my hand this 17th day of June, 2005.

Charles R. Johnston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Charles R. Johnston with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of June, 2005.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN