Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $230,500.00

Affiant

Subscribed and sworn to before me, this 27th day of December, 2005.

Notary Public
My commission expires: 9/8/09

Davidson County DEEDWARR
Recvd: 01/04/06 12:58 2 pgs
Fees:13.00 Taxes:852.85
20060104-0001092

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

02-0512-44460

Address of New Owner:	Send Tax Bills to:	Tax Information
Laurence Dunn	1st Trust Bank for Savings	181-01-0-A-065
6656 Sugar Valley Drive	6525 Quail Hollow , STE. 300	
Nashville TN 37211	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Melissa H. Brown, Married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Laurence Dunn, Unmarried, and Akemi Hashigiwa, Unmarried, hereinafter called the Grantees, their successors 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. 168 on the Plan of Sugar Valley, Section One, a planned unit development, of record in Book 9700, Pages 709-711, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory S. Brown and wife, Melissa H. Brown by deed from Robert A. Hartline, unmarried, dated October 16, 2003, of record in Instrument No. 20031020-0154823, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Melissa H. Brown by Quitclaim Deed from Gregory S. Brown, dated August 11, 2004, of record in Instrument No. 20040819-0100380, Register's Office for Davidson County, Tennessee. Grantor makes oath that the subject property has not been used as a marital residence, and is neither the principal residence of her spouse nor dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6656 Sugar Valley Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of December, 2005.

Melissa H. Brown

Melissa H. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa H. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27th day of December, 2005.

State of Tennessee at Large

My Commission expires 9/5/09

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.