Davidson County DEEDWARR
Recvd: 05/23/06 15:02 2 pgs
Fees:13.00 Taxes:1045.25
20060523-0060689

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

06-0257

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $282,500.00 .

Affiant

Subscribed and sworn to before me this 22nd day of May, 2006.

Notary Public
My Commission Expires 9-19-09

Address of New Owner:	Send Tax Bills to:	Tax Information:
Vickie Leigh Hannig	New Owner	171-5-A
5132 Fredericksburg Way East		97.00CO
Brentwood, TN 37027		

WARRANTY DEED

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 **Kojiro Yamagata, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Vickie Leigh Hannig**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Fredericksburg, Section 4, a Planned Unit Development, of record in Book 7900, Page 749, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kojiro Yamagata by deed from Ron J. Sherfield and wife, Susan C. Sherfield, dated August 18, 2000, recorded in Instrument No. 20000220-0082997, Register's Office for said County.

Kahori Yamagata, wife of Kojiro Yamagata, joins in the execution of this instrument to convey any interest she may have in subject property, marital or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5132 Fredericksburg Way East, Brentwood, TN 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 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 22nd day of May, 2006.

Kojiro Yamagata

Kahori Yamagata

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Kojiro Yamagata and Kahori Yamagata**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of May, 2006.

Notary Public

My Commission Expires: 04/22/09

LARRY N WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN