200606013

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $137,000.00.

Affiant

Subscribed and sworn before me this the 30th day of June, 2006.

Notary Public
My commission expires: 7-21-07

Davidson County DEEDWARR
Recvd: 07/03/06 14:40 2 pgs
Fees:13.00 Taxes:506.90
20060703-0079405

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Chananel Nakasaka	Countrywide Home Loans, Inc.	83-4-178
1048 Fortune Way	3011 Armory Drive Suite 120	
Los Angeles, CA 90042	Nashville TN 37204	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Michael Maitland, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chananel Nakasaka, a married person, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Rosebank Subdivision of the J.W.C. Church Tract in the 11th Civil District of said County, as of record in Book 547, page 48, Register's Office for said County. Said Lot No. 24 fronts 100 feet on the southerly side of Carter Street and runs back 284 feet on the easterly line and 301.5 feet on the westerly line to a dead line, measuring 101 feet 3 inches thereon.

**The grantees desire to maintain the property as separate property rather than marital property.

Being the same property conveyed to JAMES MICHAEL MAITLAND, by deed from JOHN LOWE, TRUSTEE, of record as Instrument No. 20051021-0130633, dated October 14, 2005, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2322 Carter Avenue, Nashville, TN 37206.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 30th day of June, 2006.

James Michael Maitland

2322 Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Michael Maitland, 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 and official seal this 30th day of June, 2006.

My commission expires:
11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public