JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Angela Novak
Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

B-MSM-06-3933

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Novak	First Franklin Financial	
3933 Pepperwood Drive	(NAME) 320 Seven Springs Way, Suite 200	165-13A-139 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ASHLEY KIHARA AND HUSBAND, JAMES FIELDER AND LARRY G. BRYSON [redacted], hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANGELA NOVAK, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 449, PEPPERTREE FOREST, SECTION 10, as shown on plat of record in Plat Book 7900, Page 938, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ashley Kihara, an unmarried woman and Larry G. Bryson, a married man, as joint tenants with right of survivorship by Warranty Deed from Karlton L. Scott, recorded on the 5th day of November, 2001 in Instrument No. 20011105-0121258, in the Register's Office of Davidson County, Tennessee. James Fielder, spouse of Ashley Kihara, and Toyomi Kihara, spouse of Larry G. Bryson, join in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 7900, page 938; Book 8757, page 607; Book 9004, page 514; Book 9157, page 711; Book 9287, page 698; Book 9455, page 801; Book 8757, page 623 and Book 9664, page 162, Register's Office for Davidson County, Tennessee.

(Larry G. Bryson's wife)
SAID Toyomi KIHARA, DID NOT EXECUTE THIS DEED BECAUSE IT WAS NOT THE PRINCIPAL OR MARITAL RESIDENCE OF HER HUSBAND LEAVING NO MARITAL INTEREST.

unimproved ( )
This is improved (X) property, known as 3933 Pepperwood Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 07/13/06 12:38 2 pgs
Fees:13.00 Taxes:454.73
20060713-0084495

Witness my/our hand(s) this 28th day of June, 2006.

Ashley Kihara

James Fielder

Larry G. Bryson

~~Toyomi Kihara~~

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Kihara and James Fielder, and Larry G. Bryson ~~and Toyomi Kihara,~~ the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903