Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067




STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $142,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2006.

Notary Public
My commission expires: 11/22/08

07-0607-82894

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Chananel Nakasaka<br>1216 Preston Drive<br>Nashville TN 37206 | NEW OWNER | 083-04-0-121.00 |

## 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, **Lisa Alane Caudell, unmarried and John Stanley Kodet, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Chananel Nakasaka,** 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 described as follows, to-wit:

BEGINNING on a westerly margin of Preston Drive, formerly Preston Avenue, at a point being 240 feet northerly from the northwest intersection of Carter Street and Preston Drive, formerly Preston Avenue; thence with the westerly margin of said Preston Drive, formerly Preston Avenue, northerly 100 feet to the southeast corner of the property conveyed to Arvil H. Cubbins, et al, by deed from William F. Carr and wife, of record in Book 2748, Page 77, said Register's Office; thence with said Cubbins' southern boundary line westerly 260 feet, more or less, to a point in the line between Lot Nos. 29 and 30; thence with the line between said two lots southerly 50 feet; thence South 54 degrees 10 minutes East 113 feet; thence easterly 160 feet to the beginning.

Being the same property conveyed to Lisa Alane Caudell and John Stanley Kodet by Quitclaim Deed from Barbara G. Kodet, dated 11-16-05, recorded 11-17-05, of record in Instrument No. 20051117-0138965, Register's Office for Davidson County, Tennessee.

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 1216 Preston Drive, 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 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.

Davidson County DEEDWARR
Recvd: 10/03/06 13:28 2 pgs
Fees:13.00 Taxes:525.40
20061003-0122501

WITNESS my hand this 29th day of September, 2006.

Lisa Alane Caudell By: John Stanley Kodet, Her Attorney-in-Fact

John Stanley Kodet

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Franklin, TN, this 29th day of September, 2006.

Deborah K. Devine
State of Tennessee at Large

Deborah K. Devine State of Tennessee Notary Public Davidson County

My Commission expires 11/22/08

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 John Stanley Kodet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Lisa Alane Caudell and that he is authorized by Lisa Alane Caudell to execute this instrument on her behalf.

Witness my hand and official seal at Franklin, TN, this the 29th day of September, 2006.

Deborah K. Devine
State of Tennessee at Large

My commission expires: 11/22/08

Deborah K. Devine State of Tennessee Notary Public Davidson County