PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 10/12/06 12:34 3 pgs
Fees:18.00 Taxes:340.40

20061012-0126880

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of September, 2006, by and between BRYANT T. CHAN and JENNIFER S. SAM, HUSBAND AND WIFE, hereinafter called Grantors, and STANLEY K. MIYABARA, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BRYANT T. CHAN and JENNIFER S. SAM, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto STANLEY K. MIYABARA, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 208-210 MOUND COURT, NASHVILLE, TN 37013.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantor's duly authorized official on the day and year first above written.

SELLER:

Bryant T. Chan

BRYANT T. CHAN
Signature of Seller

Jennifer S. Sam

JENNIFER S. SAM
Signature of Seller

INDIVIDUAL
STATE OF TN.)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BRYANT T. CHAN and JENNIFER S. SAM, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, _____, **this** 19 **day of September, 2006.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

STANLEY K. MIYABARA

Property Address:

208-210 MOUND COURT, NASHVILLE, TN 37013
Person Responsible for Taxes:

Stanley Keith Miyabara
P.O. Box 26382
Honolulu, HI 96825

Map & Parcel #: MAP 50-10, PARCEL 126

AFFIDAVIT OF VALUE

STATE OF Tennessee:
COUNTY OF Williamson:

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **92000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of **September, 2006.**

Notary Public

My Commission Expires: May 2, 2010

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7898

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot NO. 33 on the Plan of Village By the Creek, Section Two, revised of record in Plat Book 5200, Page 784, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bryan T. Chan, unmarried and Jennifer S. Sam, unmarried, by Warranty Deed of record in Instrument Number 20051019-0126010, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 50-10, PARCEL 126).

2. All matters as set forth on the Plan of record in Plat Book 5200, Page 784, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants of record in Book 6291, Page 402, Register's Office for DAVIDSON County, Tennessee.