Davidson County DEEDWARR
Recvd: 10/30/06 15:03 2 pgs
Fees:13.00 Taxes:290.91

20061030-0134553

File Box 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $78,624.00.

Subsribed and sworn before me this the 24th day of October, 2006.

Affiant

(Affix Seal)

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600781
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Shawkat M. Hirori and wife, Warvin T. Hirori
4804 Hopedale Drive
Nashville, TN 37211

Send tax bills to:
First Horizon Home Loans d/b/a
1555 West Walnut Hill Lane
Irving, TX 75038

Map 147-4 Parcel 21

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Keith A. Maune, an unmarried person

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Shawkat M. Hirori and wife, Warvin T. Hirori

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 42 on the Plan of Section Two Beverly Heights as shown on plat of record in Plat Book 2331, page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Keith A. Maune, an unmarried person, by Warranty Deed dated November 11, 1999 of record in Book 11761, page 161, said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 4804 Hopedale Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 24th day of October, 2006.

Keith A. Maune

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 Keith A. Maune, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of October, 2006.

My commission expires:

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

Notary Public