This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0610172
After Recording please return to:
Title Corporation of America
5115 Maryland Way, Brentwood TN 37027
File No. 06/0172

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$116,600.00**

Clement Iguobadia
Affiant

Subscribed and sworn to before me, this 11/17/06

TAMILYN DEBERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My commission expires: May 2, 2010

Davidson County DEEDWARR
Recvd: 11/20/06 14:05 2 pgs
Fees:13.00 Taxes:431.42
20061120-0143818

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Stanley Keith Miyabara P. 0. Box 26382. Honolulu, HI. 96825	New Owner	119 07 0 160.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Clement Iguobadia and Patience Ojo Iguobadia, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stanley Keith Miyabara, a married man** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, TN,** described as follows; to-wit:

LAND in Davidson County, State of Tennessee.

BEING Lot No. 1 of the Resubdivision of Lots 4, 5, & 6 on the Plan of Glenrose Acres of record in Plat Book 5190, Page 68, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Clement Iquobadia and Patience Ojo Iguobadia by Deed dated September 22, 1992 of record in Book 8737, Page 753, Register's Office for Davidson County, Tennessee.

Clement Iguobadia being one and the same as Clement Iquobadia.
Patience Ojo Iguobadia being one and the same as Patience Ojo Iquobadia.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2006 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **2522 Glenrose Ave,, Nashville, TN 37210-5041**

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TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, We Clement Iguobadia and Patience Ojo Iguobadia, sign this Warranty Deed on this the 17th day of November, 2006.

Clement Iguobadia

Patience Ojo Igubadia

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Clement Iguobadia** and **Patience Ojo Iguobadia,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 17th day of November, 2006.

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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Notary Public

My Commission Expires:
May 2, 2010