WARRANTY DEED

P-FR-06-3704

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC (HTI)
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S. Keith Miyabara	S. Keith Miyabara	
3704 Willow Creek Road (ADDRESS)	3704 Willow Creek Road (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	50-2-24.00

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 HORACE DANDRIDGE, A MARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto S. KEITH MIYABARA, AN UNMARRIED MAN, 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 No. 24 on the plan of Willow Creek Subdivision, Section I, of record in Plat Book 5200, Page 629, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

(a) Being part of the same property conveyed to Barbara Polk Ray by deed (DEEDQC) from Eller Investments Co., LLC, a Tennessee Limited Liability Company of record in Instrument No. 200205010053409 on 04/29/2002 and filed for record on 05/01/2002, Register's Office for said County.
(b) Being the same property conveyed to Horace Dandridge, a married person by deed (DEEDWARR) from Barbara Polk Ray of record in Instrument No. 200507190083692 on 07/15/2005 and filed for record on 07/19/2005, Register's Office for said County.

Horace Dandridge has never occupied the above property as his primary residence.

unimproved ( )
This is improved (X) property, known as 3704 WILLOW CREEK ROAD, Nashville, Tennessee 37207
(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.

Witness my/our hand(s) this 20th day of November, 2006.

Horace Dandridge

Davidson County DEEDWARR
Recvd: 12/15/06 12:39 2 pgs
Fees:13.00 Taxes:344.10

20061215-0154814

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 17th day of November, 2006, before me personally appeared Horace Dandridge, a married person to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of November, 2006.

Notary Public

My Commission Expires:

(SEAL)

ANNE JOHNSON
Notary Public, Oakland County, MI
Acting in Wayne Co., MI
My Commission Expires 01/12/2008



RETURN TO:
Homeland Title, LLC (HTI)
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959