Davidson County DEEDWARR
Recvd: 02/06/07 14:01 2 pgs
Fees:13.00 Taxes:432.90

20070206-0015555

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)45100

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$117,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
26th day of January, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-2410

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :
KAYO TAKUMYO
2020 Beech Avenue, Unit B-16
Nashville, Tennessee 37204

SEND TAX BILLS TO:
New Owner

MAP-PARCEL
105-10-A-211 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, JACK P. HARRIS, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAYO TAKUMYO**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. B-16, on the Plan of Beechtree Condominiums, as established by Master Deed for Beechtree Condominiums, of record in Book 11174, page 284, as amended in Book 11680, page 193, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, page 328, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed, reference is hereby made to the Plan of Beechtree Condominiums, as shown on the Exhibit Map to the First Amendment to the Master Deed, of record in Book 11680, page 193, said Register's Office for a more complete description.

BEING the same property conveyed to Jack P. Harris by Warranty Deed from Bonnie S. Johnson of record in Instrument Number 20041110-0135672, Register's Office for Davidson County, Tennessee.

This is improved property known as 2020 Beech Avenue, Unit B-16, Nashville, Tennessee 37204

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 and assigns forever, and we do covenant with the said GRANTEES 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 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.

WITNESS my hand this 26th day of January, 2007.

JACK P. HARRIS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JACK P. HARRIS, the bargainor, with whom I am personally acquainted (or proved to me basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 26th day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010