THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:
Libby Brager

Heritage Title Services, LLC

8115 Isabella Ln., Ste. 5

Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/16/07 10:28 2 pgs
Fees:13.00 Taxes:407.37

20070516-0058564

Address New Owner(s)
Sharon Taguchi
21 Vaughns Gap Rd. #82
Nashville, TN 37205

Send Tax Bills To:
Sharon Taguchi
21 Vaughns Gap Rd. #82
Nashville, TN 37205

Map & Parcel Nos.:
129 15 0A 082.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **26 day of April, 2007**, by and between **Scott H. Cheuvront**, party of the first part, and **Sharon Taguchi**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED TEN THOUSAND ONE HUNDRED AND 00/100 DOLLARS ($110,100.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 82 of Belle Meade Highlands Condominium created under T.C.A. 66-27-101 et. Seq. and as established by a Master Deed of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Scott H. Cheuvront from Stephen M. Cheuvront and Mary Jo Cheuvront, husband and wife by quiclaim deed dated March 30, 2007 of record in Instrument No. 20070402-0038940 in the records for Davidson County, TN.

Being the same property conveyed to Stephen M. Cheuvront and Mary Jo Cheuvront, husband and wife from Scott H. Cheuvront, an unmarried man by quitclaim deed dated February 8, 2007, of record in Instrument No. 20070216-0020018 in the records for Davidson County, TN.

Being the same property conveyed to Scott H. Cheuvront, an unmarried man from Janice K. Hatcher, unmarried by deed dated February 27, 2004, of record in Instrument No. 20040302-0023763 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Scott H. Cheuvront

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Scott H. Cheuvront** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **26 day of April, 2007**.

My commission expires: 11-22-08

Notary Public

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$110,100.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **26 day of April, 2007**.

PROPERTY ADDRESS:
21 Vaughns Gap Road #82
Nashville, TN 37205

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008