Bk 29

16016
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 07/11/07 15:15 2 pgs
Fees:13.00 Taxes:592.00
20070711-0082796

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map/Parcel:
Barbara J. Wise 22492 Rippling Brook Lake Forest, CA 922630	First Guaranty Mortgage Corp. 8180 Greensboro Drive, #500 McLean, VA 22102	150120C06200CO

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, we, **Sally Joe Wakamiya and husband, Ted Wakamiya**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Barbara J. Wise, a single woman**, hereinafter called the Grantees, her 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 Lot No. 14, Final Plat, Mt. View Subdivision, Section Two, of record in Instrument No. 20010523-0053206, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Sally Joe Wakamiya and husband, Ted Wakamiya by deed from Classic Homes BOS, L.P., dated October 5, 2004, and recorded at Instrument No. 20041008-0121750, said Register's Office.

THIS conveyance is subject to Declaration of covenants, conditions and restrictions filed at Instrument No. 20020108-0002714 and re-recorded in Instrument No. 20020122-0008596; Charter of record in Instrument No. 20020108-0002713; and Quitclaim Deed conveying open space of record in Instrument No. 20020129-0012295, all in the Register's Office for Davidson County, TN, and all other existing easements, restrictions, building lines and zoning regulations of record.

This is improved property known as: 3556 Mt. View Ridge Drive, Antioch, TN 37013

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 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 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 6 day of July, 2007.

Sally Joe Wakamiya

Ted Wakamiya

Sally Joe Wakamiya

Ted Wakamiya

STATE OF CALIFORNIA:
COUNTY OF Alameda:

On this 6 day of July, 2007, before me personally appeared **Sally Joe Wakamiya and Ted Wakamiya**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at office, this 6 day of July, 2007.

MARIA D. MARTELL
Commission # 1668116
Notary Public - California
Alameda County
My Comm. Expires May 6, 2010

Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me this 9th day of July, 2007.

KIMBRA R. ROUSH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

Notary Public

My Commission Expires:

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