WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/07 09:29 3 pgs
Fees:18.00 Taxes:292.30
20070713-0083512

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 2007

Notary Public

MY COMMISSION EXPIRES: 7-2470
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Go Fujita (NAME)	Franklin American Mtg Company (NAME)	MAP 119-14A
2929 Selena Drive, #D-55 (ADDRESS)	501 Corporate Centre Drive #400 (ADDRESS)	PARCEL 55CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	

FOR AND 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, Concepcion Lievano and husband, Gilberto Lievano

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Go Fujita, unmarried, and Shiro Fujita, married, as tenants in common with right of survivorship

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. 55, as shown on the Site Plan of Kingswood Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5552, page 732, as amended in Book 6058, page 320, 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 said Master Deed. Reference is hereby made to the plat of Kingswood Condominiums, as of record in Book 4955, page 25, as amended in Book 5200, page 520, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Concepcion Lievano by deed from Laura Ashkazari of record in Instrument No. 20020723-0088371, Register's Office for Davidson County, Tennessee.

Gilberto Lievano joins in this conveyance to convey any interest he may have as the husband of Concepcion Lievano.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4955, page 25, and as amended in Book 5200, page 520, said Register's Office.

CONTINUED

This is improved (X) unimproved ( ) property, known as 2929 Selena Drive, Unit D-55, Nashville, TN 37211
(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 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 our hand s this 29th day of June, 2007

Concepcion Lievano by Samuel F. Anderson Attorney in fact
Concepcion Lievano by Samuel F. Anderson, Attorney in Fact

Gilberto Lievano by Samuel F. Anderson Attorney in fact
Gilberto Lievano by Samuel F. Anderson, Attorney in Fact
By Power of Attorney of record in Instrument No.
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 29, 2007 before me personally appeared Samuel F. Anderson to me known to be the person who executed the foregoing instrument in behalf of Gilberto Lievano and Concepcion Lievano and acknowledged that he executed same as the free act and deed of said Gilberto Lievano and Concepcion Lievano for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June 2007.

My Commission Expires:

3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Phyllis Keenan
Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

LEGAL DESCRIPTION CONTINUATION

Subject to limitations and conditions imposed by the "Horizontal Property Act" as set out in Section 64-2701, et seq of the Tennessee Code Annotated and the terms, provisions, covenants, conditions, and restrictions and rights established by and contained in the Master Deed and ByLaws for Kingswood, as amended, recorded in Book 5552, page 732 and amended in Book 6058, page 320, said Register's Office.