Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/06/07 10:11 2 pgs
Fees:13.00 Taxes:499.13
20070806-0093164

ADDRESS NEW OWNER:
Toshio Miyagawa
3405 Anderson Road #210
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:
Countrywide Home Loans
801 Crescent Centre Drive, Suite 510
Franklin, TN 37067

MAP	**136-15**
GROUP	**A**
PARCEL	**74.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jia-Ping Bai and wife, Xia-Min Man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Toshio Miyagawa and Maiko Iwami, both unmarried, as joint tenants 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. 74 on the Plan of First Revision to Phase 2, Final Plat Watercrest Townhomes, a Horizontal Property Regime, of record in Plat Book 11190, page 81, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Jia-Ping Bai and wife, Xia-Min Man by deed from Pulte Homes Tennessee Limited Partnership of record in Instrument no. 20000504-0042974, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **3405 Anderson Road #210, Antioch, Tennessee 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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hands this the **30th** day of **July, 2007.**

Jia-Ping Bai

Jia-Ping Bai

Xia-min Man

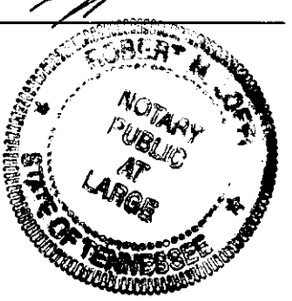
Xia-Min Man

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jia-Ping Bai and Xia-Min Man**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of July, 2007.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $134,900.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of July, 2007.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008