This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $350,000.00.

June Ballard
Affiant

Subscribed and sworn before me this the 13th day of June, 2008.

Notary Public
My commission expires: 11/22/08

Davidson County DEEDWARR
Recvd: 06/16/08 14:19 2 pgs
Fees:13.00 Taxes:1295.00

20080616-0061886

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ronald C. Smith	First State Bank	43-13-109
P.O. Box 572	300 Northcreek Blvd.	
Old Hickory, TN 37138	Goodlettsville, TN 37072	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eric Iwahiro and Jina Iwahiro, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronald C. Smith, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

PARCEL NO. 1:
Land in Davidson County, Tennessee being Lot No. 3, Block "D" on the Map of Forest Park Subdivision at Madison, TN, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee.
Said Lot No. 3 fronts 50 feet on the south side of Old Hickory Boulevard and runs back between lines 150 feet to a dead line.

PARCEL NO. 2:
Being Lot Nos. 1 and 2 of Block "D" on the Map of Forest Park Subdivision at Madison, TN, of record in Book 843, page 44, Register's Office for Davison County, Tennessee.
Said Lot Nos. 1 and 3 adjoin and front together 100 feet on the South side of Old Hickory Boulevard and runs back between parallel lines with the Easterly margin of 4th Avenue, 150 feet to a line in the rear.

Being the same property conveyed to KIMJE PROPERTIES, LLC, by deed from Eric Iwahiro and wife, Jina Iwahiro, of record as Instrument No. 20060224-0021493, dated February 1, 2006, said Register's Office.

The said KIMJE PROPERTIES, LLC having been administratively dissolved on August 27, 2007 and the said property having vested in the names of the members at the time. The members at the time of dissolution being Eric Iwahiro and Jina Iwahiro.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 412 Old Hickory Blvd, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 13th day of June, 2008.

Eric Iwahiro by James Childress his attorney in fact
Eric Iwahiro

Jina Iwahiro by James Childress her attorney in fact
Jina Iwahiro

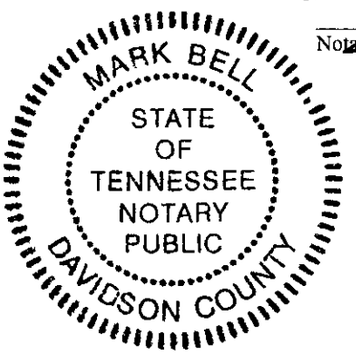
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2008, before me, the undersigned Notary Public in and for said County and State, personally appeared JAMES CHILDRESS with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERIC IWAHIRO, by Specific Power of Attorney dated May 29, 2008, and who acknowledged that he executed the same as the free act and deed of ERIC IWAHIRO.

Witness my hand and official seal this 13th day of June, 2008

My Commission Expires:
11/22/08

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2008, before me, the undersigned Notary Public in and for said County and State, personally appeared JAMES CHILDRESS with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JINA IWAHIRO, by Specific Power of Attorney dated May 29, 2008, and who acknowledged that he executed the same as the free act and deed of JINA IWAHIRO.

Witness my hand and official seal this 13th day of June, 2008

My Commission Expires:
11/22/08

Notary Public

