THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27787-06-2008**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $157,599.00. Affiant Subscribed and sworn to before me this 27th day of June, 2008. Notary Public My Commission Expires: May 8, 2012

PREPARED BY: BOX 50-B
BANKERS TITLE & ESCROW CORP.
RETURN TO:
3310 WEST END AVE.
NASHVILLE, TN 37203

PRISCILLA C. BANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Kelly E. Smith 5025 Hillsboro Road, #22K Nashville, TN 37215	**Send Tax Bills To:** Countrywide Home Loans 1199 North Fairfax St #300 Alexandria, VA 22314	**Tax Information:** Map and Parcel No.: 131010D198.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Takiko Daikoku**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelly E. Smith, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5025 Hillsboro Road, #22K, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of June, 2008.

Takiko Daikoku
By J. Michael Morgan as her Attorney in Fact

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared J. Michael Morgan, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Takiko Daikoku.as her Attorney-In-Fact, and as the free act and deed of the within named Takiko Daikoku.

Witness my hand and official seal, at office in Nashville, Tennessee, this 27th day of June, 2008.

Notary Public

My Commission Expires:_____

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Davidson County DEEDWARR
Recvd: 07/01/08 11:01 2 pgs
Fees:13.00 Taxes:583.12

20080701-0067662

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 198, also known as Apartment 22-K, on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5211, page 325, amended in Book 5616, page 133, and Book 6079, page 516, said Register's Office.

Being the same property conveyed to Takiko Daikoku by deed dated May 6, 2005 from Karen L. Lubell of record in Instrument No. 20050606-0064430, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of 5025 Hillsboro Homeowners' Association of record in Book 5233, page 459, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 5025 Hillsboro Homeowners' Association, of record in Book 5211, page 325, amended in Book 5616, page 133, and Book 6079, page 516, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4308, page 575, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 575, Register's Office for Davidson County, Tennessee.
7. Easement for overhead lines of record in Book 7873, page 859, Register's Office for Davidson County, Tennessee.
8. Appointment of Successor Trustee recorded in Book 10225, page 413, Register's Office for Davidson County, Tennessee.