THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10101350**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $352,000.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2010. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20100064385 DEEDWARR
Recvd: 10/11/10 14:05 2 pgs
Fees:13.00 Taxes:1302.40
20101011-0081412

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

WARRANTY DEED

Address New Owner: Robert L. Scruggs, Trustee c/o David Weise & Associates, Inc. 16000 Ventura Blvd, Ste 600 Encino, CA 91436	Send Tax Bills To: Same as New Owner Attn: Sue Davidian	Tax Information: Tax Parcel ID No. 14610003200 14609002100

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, **Mona Belle McNutt and Chicko Miyazaki** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert L. Scruggs, Trustee**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 12, PLAN OF FOREST PARK, as shown on plat of record in Plat Book 2900, Page 122, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mona Belle McNutt and Chieko Miyazaki, both single by Warranty Deed from Phillip Johnson and wife, Carolyn L. Johnson, recorded on the 14th day of January, 1971 in Book 4473, Page 536, in the Register's Office of Davidson County, Tennessee.

And also:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of the Resubdivision of Reserve Parcel of Treemont as of record in Book 6900, page 456, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mona B. McNutt and Chieko Miyazaki by Quitclaim Deed from dukes & Dukes Development Corporation, recorded on the 13th day of January, 1988 in Book 7451, Page 499, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below:

1) County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.
2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan of Forest Park, as recorded in Plat Book 2900, Page(s) 122.
3) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan of Reserve Parcel of Treemont, as recorded in Plat Book 6900, Page(s) 456.

This is improved property known as 5041 Kingsview Court, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 7th day of October, 2010.

Mona Belle McNutt

Mona Belle McNutt

Chieko Miyazaki

Chieko Miyazaki

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mona Belle McNutt and Chieko Miyazaki, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2010.

Kate Rosenthal

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State of Tennessee
Notary Public
County of Sumner