This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

WARRANTY DEED

Tenn Title Co. G-220535

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Walter Ah-Kyin Ng, et ux	Murphree Mortgage Company	6D - 20795
(NAME) 4807 Shadescrest Drive	(NAME) 226 Third Avenue, North	BOOK 4511 PAGE 134
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 --------- ($10.00) ---------- *Dollars,*
cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $14,300.00, to Murphree Mortgage Company, secured by a deed of trust to Raymond L. Davis, Jr., Trustee, of record in Book 3273, page 403, said Register's Office. (By instrument in Book 3289, page 7, said debt was assigned to Union Square Savings Bank),

we, Jimmie M. Durham and wife, Marjorie W. Durham,

have this day bargained and sold, and do hereby transfer and convey unto the said

Walter Ah-Kyin Ng and wife, Janet Ah-Htwe Ng,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 9 on the Plan of Section I, Battery Crest, as of record in Book 2900, page 91, Register's Office for said County, and described as follows:

BEGINNING at a point in the north margin of Garrett Drive, at the corner of Lots Nos. 9 and 10; thence with the line between said lots, northerly 164.9 feet to a point; thence easterly 26.9 feet to a corner of Lot No. 8; thence with the line between Lots Nos. 8 and 9, southeasterly 95.15 feet to the west margin of Shadescrest Drive; thence with the margin of the same, southerly 108.85 feet to a point; and continuing southerly 19.45 feet to the beginning of a curve; thence around said curve, southwesterly 33.59 feet to the north margin of Garrett Drive; thence with the margin of the same, westerly 59.57 feet to the point of beginning.

Being the same property conveyed to Jimmie M. Durham and wife, Marjorie W. Durham, by deed from B & C Co., a Tenn. Corp., as of record in Book 3277, page 3, said Register's Office.

This conveyance is made subject to restrictions in Book 3072, page 429, Book 3098, page 290; and the recorded plan shows an Owner's Certificate, a 40-foot set-back line from Garrett Drive, and from Shadescrest Drive, and a 10-foot easement along the northerly rear lines of the lot for public utilities.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $23,300.00

Subscribed and sworn to before me, this the 7th day of June 19 71

Affiant /s/ Walter Ah-Kyin Ng

My commission expires: My Commission Expires Oct. 31, 1971 (Affix Seal)

Notary Public Ina N. Kent

This is unimproved ( ) improved (X) property, known as 4807 Shadescrest Drive, Nashville, Tenn. 37211
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Walter Ah-Kyin Ng and wife, Janet Ah-Htwe Ng,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for deed of trust abovementioned assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Walter Ah-Kyin Ng and wife, Janet Ah-Htwe Ng, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* seventh *day of* June, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/s/ Marjorie W. Durham
Marjorie W. Durham

/s/ Jimmie M. Durham
Jimmie M. Durham

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Jimmie M. Durham and wife, Marjorie W. Durham, *the within named bargainor*S., *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 7th *day of* June, *19* 71

Commission expires My Commission Expires Oct. 31, 1971 — Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self to be..... of the....., *the within named bargainor, a corporation, and that* ....he as such....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self as.....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....Notary Public

Commission expires.....

JUN 15 71 CONV 23,300.00
JUN 15 71 S'TAX A* 60.58
JUN 15 71 PR'FEE A* .50
JUN 15 71 W'DEED A* 3.00 * 64.08

WARRANTY DEED

FROM
JIMMIE M. DURHAM, et ux

TO
WALTER Ah-Kyin Ng, et ux

B 18896

IDENTIF. REFERENCE

JUN 15 8 47 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204