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This Instrument Was Prepared by
Quincy H. Pedigo (bc)
Of The Law Firm Pedigo & Saindon
Stahlman Building, Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
SANG HU YI et ux	First Federal Savings & Loan	
(NAME)	(NAME)	
3500 Hewlett Drive	4th & Union	6DA-57520
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Two Thousand Fifty Four and 21/100----------
----------($22,054.21)---------- *Dollars,*

of which $14,000.00, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder, Sang Hu Yi and wife, Sang Son Yi, have assumed and agree to pay the unpaid balance of $8,054.21, of an original indebtedness of $9,700.00, secured by deed of trust in Book 3856, page 43, Register's Office for Davidson County, Tennessee.

We, Clabren J. Ferrell and wife, Virgie J. Ferrell,

have this day bargained and sold, and do hereby transfer and convey unto the said
Sang Hu Yi and wife, Sang Son Yi, their
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Patterson Gardens Subdivision, of record in Book 2083, page 114, Register's Office for Davidson County, Tennessee.
Beginning on the easterly margin of Sabre Drive at the corner of Lots Nos. 9 and 10; thence with the line between said lots, eastwardly 105.60 feet to the corner of Lots Nos. 8, 9 and 10; thence with the line between Lots Nos. 8 and 9 southeastwardly 84.15 feet to the northerly margin of Hewlett Drive; thence with same, westwardly 103.74 feet to the beginning of a curve; thence around said curve, northwestwardly 39.27 feet to the easterly margin of Sabre Drive; thence with the same, northwardly 73 feet to the beginning.
Being the same property conveyed to Clabren J. Ferrell and wife, Virgie J. Ferrell, by deed from Randall Phillips Builders, Inc., of record in Book 3856, page 41, Register's Office for Davidson County, Tennessee.

Subject to ten-foot easement for public utilities along easterly line of premises, 35-foot building setback line from Hewlett Drive and 50-foot building setback line from Sabre Drive, and conditions of owners' certificate, as shown on plan of record in Book 2083, page 114; and also restrictions of record in book 2300, page 443, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,054.21

Subscribed and sworn to before me, this the 6th day of August, 19 74

Affiant: Ed Tuscaloosa

My commission expires 3/13/76 (Affix Seal)

Notary Public: Ethelyne Tuscaloosa

This is (unimproved) (improved) property, known as 3500 Hewlett Drive (House Number) Nashville, Tennessee (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
SANG HU YI and wife, SANG SON YI, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* SANG HU YI and wife, SANG SON YI, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 6th *day of* August, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clabren J. Ferrell

Virgie J. Ferrell

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ethelyne Turrentine, a Notary Public in and for said County and State, CLABREN J. FERRELL and wife, VIRGIE J. FERRELL

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 6th day of August, 19 74.

ETHELYNE TURRENTINE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Ethelyne Turrentine Notary Public

Commission expires 3/13/76

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.....

TURRENTINE REALTY CO.

WARRANTY DEED

FROM

CLABREN J. FERRELL ET UX

TO

SANG HU YI ET UX

AUG-8 74	CONV	22,054.21				
AUG-8 74	S'TAX		A*	57.46		
AUG-8 74	PR'FEE		A*	.50		
AUG-8 74	W'DEED		A*	4.00	*	61.96

C 6 6 4 9 3

IDENTIF. REFERENCE

AUG 8 1 56 PM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201