This Form furnished by Attorneys Title Company, Inc.

BOOK 4990 PAGE 901

Form No. WD-2

FROM

TO
Frank Hsu Et Ux

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Hsu (NAME)	Security Federal Savings & Loan (NAME)	90-12
604 American Road (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	125
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

D33224

IDENTIFICATION

JAN 23 9 48 AM '76

FELIX Z. ZOLLICOFFER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 27,000.00 Frank Hsu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1976.

Notary Public

MY COMMISSION EXPIRES: August 31, 1976

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- **DOLLARS** cash in hand paid by FRANK HSU and wife, LILY HSU, and other good and valuable considerations receipt of which is hereby acknowledged, and the agreement by the said Frank Hsu and wife, Lily Hsu to assume and agree to pay the unpaid balance of a loan to Security Federal Savings & Loan, secured by deed of trust of record in Book 4495, Page 415, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

THOMAS E. CRIPS and wife, PEARL A, PEAY CRIPS

have bargained and sold, and by these presents do transfer and convey unto the said

FRANK HSU and wife, LILY HSU

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 65 on the Plan of Charlotte Park, Section I of record in Book 2663, Pages 2, 3, 4, 5,and 6 Register's Office for said County.

SAID Lot No. 65 fronts 70 feet on the northeasterly side of American Road and runs back 186.2 feet on the northwesterly line and 226.8 feet on the southeasterly line to a broken rear line on which it measures 91.0 feet.

BEING the same property conveyed to Pearl A. Peay by deed from Lafayette Nelson Kennedy and wife, Helen L. Kennedy, of record in Book 4799, Page 413, Register's Office for Davidson County, Tennessee. The said Pearl A. Peay since having married Thomas E. Crips.

This conveyance is made subject to the plan of record which shows an owners certificate, a 50-foot minimum building setback line from American Road, and a 10-foot, more or less, easement for public utility purposes along the broken rear line of said lot; restrictions of record in Book 2638, Page 490; Book 1807, Page 241, Register's Office for said County, and Agreement between Consolidated Developments, Inc. and City of Nashville as of record in Book 2593, Page 566, Register's Office for Davidson County, Tennessee, regarding pumping charge made a covenant running with the land.

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WD-2

This is (unimproved) (improved) (x) property, known as 604 American Road (House Number) (Street) Nashville (P. O. Address: City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FRANK HSU and wife, LILY HSU their heirs and assigns, forever.

And we do covenant with the said FRANK HSU and wife, LILY HSU that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as of record.

And we, Thomas E. Crips and wife, Pearl A. Peay Crips do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said FRANK HSU and wife, LILY HSU their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 16th day of January, 19 76

Thomas E. Crips
THOMAS E. CRIPS

Pearl A. Peay Crips
PEARL A. PEAY CRIPS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Crips and wife, Pearl A. Peay Crips the bargainorS., 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 16th day of January, 19 76

Maxine Beswell, Notary Public.

NOTARY PUBLIC DAVIDSON CO.

Commission expires August 21, 1976

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 _____.

JAN 23 '76 CONV 27,000.00
JAN 23 '76 STAX B* 70.20
JAN 23 '76 STREET B* .50
JAN 23 '76 RDEED B* 4.00 * 74.70

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

_____, Notary Public.

Commission expires _____