Prepared by Dillon.
800 Church Park
Madison Tenn

BOOK 5039 PAGE 650

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy M. Kabigting	Fidelity Federal Savings	
(NAME)	(NAME)	
1050 Jasperson Dr.	400 Union St.	52-3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn., 37115	Nashville, Tn., 37219	26-27
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Hundred and no/100---------($100.00)-------
---------- Dollars,

Cash in hand paid and for the other consideration, that the grantee does hereby assume and agree to pay a first mortgage indebtedness in the amount of $17,894.13 held by Fidelity Federal of Nashville, Tn. which assumption thereof is a part of the consideration price for the premises conveyed as described hereinafter.

There, we, Ernest Yap and wife Rhonda Yap

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

Roy M. Kabigting, the grantor and his wife Adela A. Kabigting and their (successors), heirs and assigns,

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

Being Lot # 18 and westerly part of Lot 53 on the unrecorded Plan of East Madison addition, a subdivision of the northerly 25 acres of the Stiddum Land in the 10th Civil District of said County, and described according to a copy of a survey made by R.B. Brantley and E. Medlin, Surveyers, dated Sept. 23, 1965, as follows.

Said Lot 18 and a westerly part of said Lot 54 front 62.7 feet on the proposed westerly margin of Kinsey Blvd., as relocated, and extend back between lines, 218.6 feet on the northerly line and 183.2 feet on the southerly line, to a line in the rear, measuring 50 feet thereon.

Being properly conveyed to Ernest Yap et ux by deed from Melu Quirante, of record in Book 4740, page 892, Register's Office for Davidson County, Tennessee.

The above property is also known as 418 and 420 Kinsey Blvd., Madison.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $22,394.13

Subscribed and sworn to before me, this the 28th day of June 1976

Affiant Roy M. Kabigting

My commission expires: 2/25/79 (Affix Seal)

Notary Public Ernest Yap

This is unimproved { } improved { } property, known as (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 grantee and his (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 and our heirs and representatives, to warrant and forever defend the title to said real estate to said grantee and his (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 28th day of June, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ernest Yap
Ernest Yap

X Rhonda Yap
Rhonda Yap

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Ernest Yap and Rhonda Yap

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 (Davidson) *Tennessee, this* 28 *day of* June, *19*76

Mrs James I Patton *Notary Public*

Commission expires 8-14-76

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 .....

JUN28'76	CONV	22,394.13			
JUN28'76	S'TAX		B*	58.24	
JUN28'76	PR'FEE		B*	.50	
JUN28'76	W'DEED		B*	4.00	* 62.74

WARRANTY DEED

FROM Ernest Yap ey ux

TO Roy Kabigting et ux

B 5571

IDENTIF. REFERENCE

JUN 28 12 23 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS