Prepared by Zeller
800 Capitol Blvd
Madison Tenn

BOOK 5039 PAGE 652

WARRANTY DEED

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

Cash in hand padd 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 premised 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 # 19 and westerly part of Lot 54 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 # 19 and a westerly part of said Lot 53 fronts 55.4 feet on the proposed westerly margin of Kinsey Blvd., as relocated, and extend back between lines, 183.2 feet on the northerly line and 162.6 feet on the southerly line, to a line in the rear, measuring 50 feet thereon.

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

Then above property is also known as 422 and 424 Kinsey Blvd., Madison.

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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, 19 76

Affiant x 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

Rhonda Yap
Rhonda Yap

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

the within named 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 (Davidson) *Tennessee, this* 28th *day of* June, *19* 76

Mrs. Jimmie 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 .....

JUN 28 76 CONV 22,394.13
JUN 28 76 S'TAX B* 58.24
JUN 28 76 PR'FEE B* .50
JUN 28 76 W'DEED B* 4.00 * 62.74

WARRANTY DEED

FROM Ernest Yap et ux

TO Roy Kabigting et ux

D 5 5 7 1 2

IDENTIF. REFERENCE

JUN 28 12 23 PH '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS