BOOK 5357 PAGE 874

This instrument prepared by:
Warren H. Wild, Jr. maf
Farris, Evans & Warfield
18th Floor, Third National Bank Building
Nashville, Tennessee 37219

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WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel Numbers
Teh Mao Liu et ux	Same	147-3 44
5609 Highland Way		Field Book No. 6DU00310
Nashville, Tennessee 37211		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $100,000.00.

Subscribed and sworn to before me, this 30th day of January, 1978.

Affiant

My commission expires: 4-23-78
(Affix seal)

Notary Public

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand and No/100 ($100,000.00) Dollars, Third National Bank in Nashville, a national banking association, has bargained and sold, and does hereby transfer and convey unto the said Teh Mao Liu and wife, Bin Fen Liu, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: *

Being Lot No. 4 on the Plan of the Resubdivision of Part of Lot 3 on the Plan of a Subdivision of J.A. Patterson's Land of record in Book 4595, page 111, Register's Office for said County, more particularly described as follows:

Beginning at a point on the common line of Lots 1 and 4 on the Plan of Resubdivision of J.A. Patterson's Land of record in Book 4595, page 111, said Register's Office, said point being South 78° 56' West 226.02 feet from a P.K. Spike in a headwall on the westerly margin of Nolensville Road, a common corner of said lots; thence South 78° 56' West 175.78 feet to a point; thence North 16° 30' West 28.06 feet to a point; thence North 39° 40' East 57.06 feet to a point; thence North 47° 10' East 84.24 feet to a point; thence North 59° 58' East 85.35 feet to a point; thence along the common boundary between said Lots 1 and 4, South 2° 36' West 94.40 feet to a point; thence South 16° 30' East 44.61 feet to the point of beginning, containing 0.37 acre, more or less.*

Being part of the same property conveyed to Third National Bank in Nashville by deed from J.O. Bass and W.R. Hendrix of record in Book 3899, page 976, said Register's Office.

Subject to the following:

(a) Lien for state and county taxes for the year 1978 and thereafter.

* "together with all non-exclusive rights benefiting said Lot No. 4, if any, which Third National Bank in Nashville has previously been granted in the access easements referred to in this Deed."

(b) All applicable zoning ordinances and/or other laws and/or ordinance affecting said property.

(c) Unrecorded lease dated January 29, 1971 by and between Third National Bank in Nashville and Hilltop Hideway, Inc. Third National Bank in Nashville hereby assigns all of its right, title and interest in said lease to grantees. This conveyance is expressly made subject to all obligations, duties and responsibilities imposed on the lessor in said lease, said obligations, duties and responsibilities being hereby expressly assumed by grantees as evidenced by their acceptance and recording of this deed.

(d) Lease made by Robert E. Kimbro and wife, Brownie Elizabeth Kimbro, to Nolensville Plaza, of record in Book 3822, page 82, Register's Office for said County, for a term of 25 years, commencing on the date of said lease, and terminating 25 years thereafter unless extended or sooner terminated, with options to renew and option to purchase. (Applies only to easement of record in Book 3897, page 782, said Register's Office.)

(e) Easements appearing in the Plan of Record in Book 4595, page 111, said Register's Office and rights and easements for ingress and egress upon certain roadways described in the following instruments: Corrective Deed of record in Book 4479, page 376, said Register's Office; Deed of record in Book 3899, page 976, said Register's Office; Deed of record in Book 3897, page 782, said Register's Office (subject to any rights of Robert E. Kimbro and wife, Brownie Elizabeth Kimbro, therein); Agreement of record in Book 3897, page 771, said Register's Office.

(f) Easement for ingress and egress upon certain roadways described in Easement Agreement of record in Book 4527, page 892, said Register's Office, and obligations, duties, and responsibilities to maintain said easement as set forth in the Easement Agreement. This conveyance is expressly made subject to all such obligations, duties and responsibilities which are hereby expressly assumed by grantees by their acceptance and recording of this deed.

(g) Easements to trim and cut trees, etc. granted to Southern Bell Telephone and Telegraph Co. of record in Book 1065, page 230 and Book 1083, page 261, said Register's Office.

(h) Easement for right of way as set forth in the Will of Jackson A. Patterson of record in Book 3706, page 461, said Register's Office, and in Will Book 37, page 596, County Court for Davidson County, Tennessee.

(i) Other easements and restrictions of record, if any.

(j) Restriction hereby imposed restricting grantees, their successors and assigns, from blocking the easement granted in Book 3897, page 771, said Register's Office, without the expressed written agreement of all assigns of J.O. Bass and W.R. Hendrix, all of whom are entitled to use and enjoy said easement.

Recorded
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This is improved property, known as 4045 Rear Nolensville Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Teh Mao Liu and wife, Bin Fen Liu, their (successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Teh Mao Liu and wife, Bin Fen Liu, their (successors), heirs and assigns, against the lawful claims of all persons.

Grantees have signed this instrument to acknowledge acceptance of all obligations imposed upon them with respect to any easement referred to herein.

Witness our hands this 30 day of January, 1978, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THIRD NATIONAL BANK IN NASHVILLE

By D. F. Phillips
Title Senior Vice President

By Teh Mao Liu
Teh Mao Liu

By Bin Fen Liu
Bin Fen Liu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Melba Shumate, a Notary Public of the State and County aforesaid, personally appeared D. F. Phillips, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Senior Vice President of Third National Bank in Nashville, a national banking association, the within named bargainor, and that he as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the bank by himself as Senior Vice President.

Witness my hand and seal, at office in Nashville Tennessee, this 30th day of January, 1978.

Melba Shumate
Notary Public

My commission expires 4-23-78.

MELBA SHUMATE NOTARY PUBLIC DAVIDSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melba Shumate, a Notary Public in and for said County and State, Teh Mao Liu and wife, Bin Fen Liu, 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, Tennessee, this 30th day of January, 1978.

Melba Shumate
Notary Public

My Commission Expires: 4-23-78

MELBA SHUMATE ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

E 48243

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IDENTIF. REFERENCE

JAN 31 10 29 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

E 97533

Released

IDENTIF. REFERENCE T

OCT 31 10 39 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN31 78	CONV	90,000.00			
JAN31 78	CONV	10,000.00			
JAN31 78	S'TAX		B★	260.00	
JAN31 78	PR'FEE		B★	.50	
JAN31 78	W'DEED		B★	8.00	★ 268.50

OCT31 78 MISC B★ 8.00 ★ 8.00