THIS INSTRUMENT PREPARED BY: Robert P. Ziegler,Attorney, Third National Bank Bldg., Nashville, Tennessee

WARRANTY DEED

BOOK 5465 PAGE 596

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel C. Hsu Trustee (NAME)	Same (NAME)	MAP 92-16
885 South Curtiswood Dr, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 350
Nashville, TN 37204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ten and no/100 ($10.00)----------

----------*DOLLARS*

cash in hand paid by Daniel C. Hsu/Trustee and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the further consideration that the said Daniel C. Hsu/Trustee assume, and he does hereby agree to pay according to the terms thereof, the unpaid balance upon a certain note dated June 27, 1978, drawn payable by Delbert C. McKinnon and wife, Cle Juan McKinnon, to the order of Robert C. H. Mathews, Jr., Trustee, in the original principal amount of $21,000.00 in monthly installments of $337.88 each, including both principal and interest at the rate of 9% per annum, to be applied first to the payment of interest, balance to principal, secured by an Installment Deed of record in Book 5307, Page 198, Register's Office for Davidson County, Tennessee; we, DELBERT C. McKINNON and wife, CLE JUAN McKINNON,

.....*have bargained and sold, and by these presents do transfer and convey unto*

the said Daniel C. Hsu, Trustee, with full power to mortgage, sell, transfer and convey without the joinder or disclosure of any beneficiary, his successors in trust and assigns, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lot No. 126 in O. B. Hayes Plan of Small Lots, as of record in Plan Book 1, Page 69, Chancery Court at Nashville.

Said Lot No. 126 fronts 50 feet on the easterly side of 18th Avenue, South, formerly Lamar Street, and runs back between parallel lines 150 feet, more or less, to an alley.

BEING the same property conveyed to Delbert C. McKinnon and wife, Cle Juan McKinnon by deed from Robert C. H. Mathews, Jr., Trustee, with full power to sell, etc., of record in Book 5307, Page 198, 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 $ 39,000.00

Subscribed and sworn to before me, this the 12th day of July 1979

Affiant

My commission expires: 3-1-1980

(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 706 18th Avenue, South, Nashville, TN 37203
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Daniel C. Hsu, Trustee, with full power to mortgage, sell, transfer and convey without the joinder or disclosure of any beneficiary, his successors in trust and assigns, *forever.*

And we *do covenant with the said* Daniel C. Hsu, Trustee, and his heirs and assigns-------- *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: (1) Metro property taxes for 1979 which are a lien not yet due and payable and are assumed by the grantee; (2) a Deed of Trust from Robert C. H. Mathews, Jr., Trustee, to Clyde P. Holland, Trustee, of record in Book 4689, Page 582, R.O.D.C.; and (3) the aforesaid Installment Deed.

And we, Delbert C. McKinnon and wife, Cle Juan McKinnon, *do further covenant and bind* ourselves and our---------- *heirs and representatives, to warrant and forever defend the title to the said land to the said* Daniel C. Hsu, Trustee, and his ---------- *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* this 12th *day of* July, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Delbert C McKinnon

Cle Juan McKinnon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* Delbert C. McKinnon and wife, Cle Juan McKinnon,

.....

*the 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* 13th *day of* July, *19* 79.

....., *Notary Public*

Commission Expires 3-1-80.

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., *this*.....
day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

F: 4 0 2 2 5

IDENTIF. REFERENCE

JUL 16 1 11 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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WARRANTY DEED

FROM
DELBERT C. McKINNON and wife,
CLE JUAN McKINNON

TO

DANIEL C. HSU, TRUSTEE

Mail To:
Ray Thackington
1010 S. C. Bradford Bldg
Nashville, Tenn
37219

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5465 PAGE 600

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			39000.00- CO	
			101.40 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	113.90-
6639A	07/16/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.40225

IDENTIF. REFERENCE

Jul 16 1 11 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697364