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441 02/01 112.58- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,805.89

David W. Sammons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 1980

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-21-81

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Smith (NAME)	Allstate Enterprises Mortgage Corp. (NAME)	Map 162-6
P. O. Box 110152 (STREET ADDRESS OR ROUTE NUMBER)	104 Wilmot, Suite 500 (STREET ADDRESS)	Parcel 37
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Deerfield, Ill. 60015 (CITY) (STATE) (ZIP)	5DU 52762

- FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Chan Kyu Chay and wife, Young Boon Chay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles L. Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 57 on the Plan of Fair Oaks Subdivision, Section 1, of record in Book 4175, Pagew 42 and 43, Register's Office for Davidson County, Tennessee.

SAID Lot No. 57 fronts 77.0 feet on the southerly margin of Old Tusculum Road and extends back between lines 130.0 feet to a dead linn the rear.

BEING the same property conveyed to Chan Kyu Chay and wife, Young Boon Chay by deed of record in Book 5305, Page 396, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5305, Page 398, of the Register's Office for Davidson County, Tennessee, to Allstate Enterprises Mortgage Corporation.

THIS conveyance is subject to restrictions of record in Book 4475, Page 863, and amended in Book 4289, Page 198, Register's Office for Davidson County, Tennessee.

THIS covneyance is subject to any and all existing easements of record.

The existing escrow acount is hereby transferred with this conveyance to the Grantee herein.

unimproved ( )
This is improved XXX property, known as 213 Old Tusculum Road, Antioch, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of apy gender shall be applicable to all genders.

Witness our hands this 29th day of January, 19 80

Chan Kyu Chay
CHAN KYU CHAY

Yong Boon Chay
YOUNG BOON CHAY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chan Kyu Chay and wife, Young Boon Chay

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 29th day of January 19 80

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Chan Kyu Chay

TO
Charles L. Smith

F 74681

IDENTIF. REFERENCE

FEB 1 9 09 AM '80

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

40805.89- CO
106.08 CO TX
.50 PRFEE
6.00 WDEED
CHECK 112.58-
0441A02/01/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 74681

IDENTIF. REFERENCE

FEB 1 9 09 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 739837