FORM NO. WD-1

BOOK 5750 PAGE 506

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
[illegible] WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SUBSC 5t

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 81

MY C

Deputy Register

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esterlene Creswell etal (NAME)	Same (NAME)	51 - 7
1107 Saunders Ave., (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	32
Nashville, Tn., (CITY) (STATE) (P. O. ZIP)	" (CITY) (STATE) (ZIP)	11D17105

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, Huai - Kan Ying and wife, Grace E - D Lao Ying

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Esterlene Creswell and Anita Fay Bradford

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. 31 on the Plan of Pleasant Acres, Section Four., as of record in Book 2133, page 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 104.76 feet on the easterly side of Saunders Avenue and runs back 303.2 feet on the northerly line and 311.69 feet on the southerly line to a line in the rear on which it measures 152.80 feet thereon.

Being the same property conveyed to Huai - Kan Ying and wife, Grace E - D Lao Ying by deed from Patrick W. Harrison and wife, Mary Lou Harrison, of record in Book 3908, page 812, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2298, page 445, and to those matters of record in Plan Book 2133, page 121; to an easement to the Metropolitan Government of Nashville, Davidson County, Tennessee, of record in Minute Book 117B, page 895, Third Circuit Court for Davidson County, Tennessee; the restrictions and plan of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX property, known as 1107 Saunders Avenue, Nashville, Tn., 37216
(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 any gender shall be applicable to all genders.

Witness our hand s this 12th day of March, 1981

Huai Kan Ying
(Huai - Kan Ying)

Grace E - D Lao Ying
(Grace E - D Lao Ying)

MASS
XXXXXXXX
STATE OF TENNESSEE
Davidson County
County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Huai - Kan Ying and wife, Grace E - D Lao Ying

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 Walpole, Mass., Tennessee, this 12th day of March 1981

Commission expires 9/29/81

Notary Public

STATE OF TENNESSEE
Davidson County

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

HUAI - KAN YING ETUX

TO

ESTERLINE CRESWELL AND
ANITA FAY BRADFORD

G. 4. 3 7. 7 1

IDENTIF. REFERENCE

MAY 29 8 05 AM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CG - 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
			5.00 .00= CO	
			143.00 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	149.50=
6160A08/29/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.3771

IDENTIF. REFERENCE

MAY 29 8 05 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 824365