STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

Cha Yun Ku
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 1981

Notary Public

MY COMMISSION EXPIRES: 1-16-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
G. Thomas Shields, Atty 101 Cumberland Ave., Suite 100 Madison, Tenn 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cha Yun Ku et ux (NAME)	Commerce Union Bank (NAME)	8DA 28746
6117 Nashua Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	91-5
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	

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, Landis S. Sexton and wife, Martha A. Sexton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cha Yun Ku and wife, Kyong Ae Ku

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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Mosswood Heights, Section 2, as of record in Book 4175, page 155, Register's Office for Davidson County, Tennessee.

Said Lot fronts 51.0 feet on the south side of Nashua Avenue; thence runs 122.3 feet south to a point; thence runs 51.0 feet North 84° 25' 30" West to a point; thence runs 122.3 feet to a point on the south side of Nashua Avenue.

Being the same property conveyed to Landis S. Sexton and wife, Martha A. Sexton by deed from Stanley W. Evans and wife, Mary Duff Evans of record in Book 4697, page 234, Register's Office for Davidson County, Tennessee.

* included is the assumption of an indebtedness to Commerce Union Bank dated September 10, 1971 in the oringal amount of $15,150.00 and recorded in Book 4536, page 739, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 6117 Nashua Avenue, Nashville, Tennessee
(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 hands this 2 day of June, 19 81

Landis S. Sexton

Martha A. Sexton

See reverse side for Notary Acknowledgement

FLORIDA

STATE OF TENNESSEE
Davidson County

BOOK 5757 PAGE 680

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Landis S. Sexton and wife, Martna A. Sexton

the bargainor, 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 Hillsborough County, Florida, Tennessee, this 2 day of June 19 81

Notary Public, Florida State at Large
My Commission Expires Feb. 16, 1985
Bonded thru Jedco Insurance Agency

Commission expires

Theresa C Walters
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

TO

G. 4. 6. 3 7 6

IDENTIF. REFERENCE

JUN 16 9 19 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ST. PAUL TITLE
INSURANCE CORPORATION

We're not everyone else.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5757 PAGE 681

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
			33000.00- CO	
			65.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	92.30-
1381	AD6/16/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.6.3 7 6

IDENTIF. REFERENCE

JUN 16 9 19 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 827476