WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Marbut Glenn Gaston, Jr., Atty.
221 Continental Plaza
Nashville, Tennessee 37215

BOOK 5938 PAGE 664

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Ms. Harrison Y. N. Yang (NAME)	Fidelity Federal S & L Association (NAME)	103-10
Morton's Lake Rte2 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	20
Manchester, Tn. 37355 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	8DA-57018

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, PHILLIP C. RUTLEDGE and wife LYNETTE K. RUTLEDGE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARRISON Y. N. YANG and wife HOLING YANG

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

Being Lot No. 39 on the Plan of Brookside Courts Addition No. 3 as of record in Plat Book 1835, page 107, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Phillip C. Rutledge and wife, Lynette K. Rutledge by deed from Andrews Properties, Inc., of record in Book 5138, page 673, said Register's Office.

This conveyance is made subject to: (1) Easement of record in Book 5140, page 382; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 107, said Register's Office.

As part of the consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated April 20, 1977, in the original principal sum of $36,650.00, payable to Fidelity Federal Savings and Loan Association in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5138, page 675, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 720 Branch Creek Road Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of December, 19 82

Phillip C Rutledge
PHILLIP C. RUTLEDGE

Lynette K. Rutledge
LYNETTE K. RUTLEDGE

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5388 PAGE 865

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILLIP C. RUTLEDGE and wife LYNETTE K. RUTLEDGE

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 30th day of December, 19 82.

My commission expires 10-21-84 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

92121 01/05/83 3:0 CHECK

H24490

IDENTIF. REFERENCE

JAN 5 1 14 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 82

MY COMMISSION EXPIRES: 10-21-84
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

PHILLIP C. RUTLEDGE and wife,

LYNETTE K. RUTLEDGE

TO

HARRISON Y. N. YANG and wife,

HOLING YANG

File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____ BOOK 5933 PAGE 666

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
			6800.00-	CO
			179.60	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 183.30-
			9212A01/05/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H24490

IDENTIF. REFERENCE T

JAN 5 1 14 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 919352