Please Mail Back To
JOHN G. DOAK
2740-A Old Lebanon Rd.
Nashville, Tenn. 37214

FORM NO. WD-1

BOOK 5990 PAGE 836

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Yi-Chun Chen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 1983

Marie B. Crawford
Notary Public

MY COMMISSION EXPIRES: 19 January, 1986
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN G. DOAK, ATTORNEY-2740-A OLD LEBANON RD., NASHVILLE, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yi-Chun Chen, et al (NAME)	Same (NAME)	92 Pg 95-11
435 Adair Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 97 Js
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(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, MICHAEL JAMES DENNIS AND WIFE, TERESA ANN DENNIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO YI-CHUN CHEN and TSUI-PING CHENG

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. 86A on the Resubdivision of Lot 86, Cloverdale Section II, as of record in Book 5800, Page 124, Register's Office for Davidson County, Tennessee.

SAID Lot No. 86A being a corner lot fronts 90 feet on the southeasterly side of Adair Road, 173.4 feet on the northeasterly side of a private drive and 17.3 feet along the curving corner at said intersection and runs back between converging side lines 199.84 feet on the southwesterly side line and 117.4 feet on the southeasterly side line to a point at the rear.

BEING part of the same property conveyed to Michael James Dennis and wife, Teresa Ann Dennis by deed from Minor E. Williams, Jr., and wife Mary E. Williams of record in Book 4997, Page 521, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 435 Adair Road, Nashville, TN 37214
(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 6th day of January, 1983

MICHAEL JAMES DENNIS: Michael James Dennis

TERESA ANN DENNIS: Teresa Ann Dennis

STATE OF TENNESSEE
Davidson County

BOOK 5990 PAGE 837

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael James Dennis and wife, Teresa Ann Dennis

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 6th day of January, 1983

Commission expires 19 January, 1986

Marie B. Cummings
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

H 25327

IDENTIFICATION REFERENCE

JAN 10 2 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

MICHAEL JAMES DENNIS ET UX

TERESA ANN DENNIS

TO

YI-CHUN CHEN and

TSUI-PING CHENG

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

200 01/10 135.50- 3825

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

RECEIVED OF _____

FOR _____

BOOK 5990 PAGE 838

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

5000.00- CO
130.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
02JAN1/10/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 25327

IDENTIF. REFERENCE T /

JAN 10 2 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 920308