Fee 3 7

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Hung M. Chen and wife, Meilien S. Chen 3837 Creekside Drive Nashville, Tennessee 37211	Same	104-8 152 22W 6930 BOOK 5252 PAGE 716
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Breckrich Investment Company, a partnership, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Hung M. Chen and wife, Meilien S. Chen (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties. Grantee shall assume and be responsible for payment of such taxes.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Bruce N. Davis
Affiant

Subscribed and sworn to before me this 19th day of March, 1984.

Notary Public
My Commission Expires 10-19-86

1191 03/20 244.50- CHECK
109644
IDENTIF. REFERENCE
MAR 20 11 49 AM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2. Deed of Trust of record in Book 5229, page 797, Register's Office for Davidson County, Tennessee.

3. Deed of Trust of record in Book 6009, page 302, Register's Office for Davidson County, Tennessee.

4. Assignment of Present and Future Leases of record in Book 5229, page 802, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2004-2006 Belcourt Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of March, 1984.

BRECKRICH INVESTMENT COMPANY,
a partnership

By Bruce A. Main

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Peter H. Curry, a Notary Public of the state and county aforesaid, personally appeared Bruce G. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Breckrich Investment Company, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 19th day of March, 1984.

Notary Public

My Commission Expires: 10-19-87

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 147 and 148, on the Revised Plan of Part of University Place, of record in Book 332, page 145, Register's Office for said County.

Said Lots adjoin and front together 95 feet on the north side of Belcourt Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Breckrich Investment Company from James M. Allen of record in Book 6009, page 298, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6252 PAGE 720

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

320000.00- CONT.
632.00 CSTAX
.50 PRFEE
12.00 MISC
CHECK 344.50-
19|03/20/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

109644

IDENTIF. REFERENCE

MAR 20 11 49 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 21162