#3205

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6277 PAGE 736

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Mrs. Shin Ting Hwang (NAME)	FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF TULLAHOMA, TENNESSEE (NAME)	M-103-14
c/o Golden Dragon Restaurant 81 White Bridge Road (STREET ADDRESS OR ROUTE NUMBER)	308 North Jackson Street (STREET ADDRESS)	P-98
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Tullahoma, Tennessee 37388 (CITY) (STATE) (ZIP)	FB# 8DA-58675

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, MADGE H. FUSON a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHIN TING HWANG and wife MEI TZI HWANG

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:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of the Resubdivision of Lot Nos. 46, 47 and 48 on the Revised Plan of Hillwood Terrace, Section II as of record in Plat Book 3842, page 53, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to B. Warren Fuson and wife, Madge H. Fuson by deed from Lewis E. Johnson and wife, Lucille Nard Johnson of record in Book 4483, page 524, said Register's Office, the said B. Warren Fuson having since died.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 2750, page 521, amended in Book 3315, page 282; and (3) All matters appearing on the Plan of record in Plat Book 3842, page 53, said Register's Office.

11754

IDENTIF. REFERENCE

Apr 25 11 45 AM '84

FEE $ [illegible] REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 5701 Red Oak Drive Nashville, Tennessee 37205

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 ~~19th~~ day of April, 19 84.

Madge H. Fuson

MADGE H. FUSON

1291

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MADGE H. FUSON the bargainor, with whom I am personally acquainted, ** and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 19 84.

My commission expires 1/20/85 Notary Public

** or proven to me on the basis of satisfactory evidence

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 _____ self 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 _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April 19 84.

MY COMMISSION EXPIRES: 1/20/85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM MADGE H. FUSON

TO SHIN TING HWANG and wife, MEI TZI HWANG

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

File Box 38

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

RECEIVED OF _____

FOR _____

BOOK 6277 PAGE 738

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
			123000.00- CAMT.	
			319.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	326.30-
1291	04/25/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11754

IDENTIF. REFERENCE

APR 25 11 45 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 30965