THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 6512 PAGE 116

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Yerng-Terng Hsueh,ETUX<br>989 Windcowe Dr.<br>Nashville, Tn. 37072 | Same as new owenrs | Map 72-10<br>Parcel 107<br>15DA-00070 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, VERBLE LYLES, a single woman, hereinafter referred to as the "GRANTOR", has this day bargained and sold, and by these presents does transfer and convey unto the said YERNG-TERNG HSUEH and wife, CHUN-CHU HSUEH, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Map of the Eskridge Subdivision of part of the W. P. Franklin Property, of record in Book 547, page 52, Register's Office for said County.

Said Lot No. 7 fronts 60 feet on the westerly side of Gallatin Road and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Verble Lyles, for her sole and separate use, by deed from Walter Hill and wife, Ethelyn Hill, of record in Book 1915, page 249, Register's Office, Davidson County, 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 GRANTEES, their heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except 1985 State & County taxes, prorated, and assumed in full by the GRANTEES.

3431

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS my hand on this the 14th day of March, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Verble L. Lyles
VERBLE LYLES

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 VERBLE LYLES, a single woman, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 14th day of March, 1985.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $72,500.00.

Affiant

Sworn to and subscribed before me, this the 14th day of March, 1985.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

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IDENTIF. REFERENCE

MAR 10 10 02 AM 1985

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6512 PAGE 118

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

72500.00- CAMT.
188.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 195.00-
943 A03/18/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I.8.9.8.0 I

IDENTIF. REFERENCE

MAR 18 10 02 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 116596