THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Wesley M. Paine
1200 Gartland Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
Leader Federal Savings & Loan Assn.
158 Madison Avenue
Memphis, TN 38103

MAP-PARCEL NUMBERS:
83-9-79
18W-1220

WARRANTY DEED BOOK 6526 PAGE 24

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ernest Ho and wife, Deanna L. Ho

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Wesley M. Paine

hereinafter called the Grantee, Grantee's 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 the westerly 50 feet of Lot No. 1 of Block 2 on the plan of D. H. Bailey's Subdivision of part of the Andrew Allison Tract of Land, of record in Book 161, page 73, Register's Office for said County.

SAID part of Lot No. 1 fronts 50 feet on the southerly margin of Gartland Avenue and extends back between parallel lines, with the easterly margin of North Twelfth Street, formerly Allison Avenue, 160 feet to an alley.

BEING the same property conveyed to Ernest Ho, Gordon Ho and wife, Mei Chun Ho by deed from William P. Rose and wife, Margaret R. Rose of record in Book 5802, page 661, Register's Office for Davidson County, Tennessee. *

THIS conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

*ALSO, BEING the same property conveyed to Ernest Ho and wife, Deanna L. Ho by quitclaim deed from Gordon Ho and wife, Mei Chun Ho being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

This is (an) improved property, known as 1200 Gartland Avenue, Nashville, TN 37206.

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 or assigns, forever; and Grantor covenants 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this ✓27 day of March, 1985.

✓Ernest Ho
Ernest Ho

Deanna L. Ho
Deanna L. Ho

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ✓

On this ✓ day of March, 19 85 before me personally ~~appeared~~ Ernest Ho, Gordon Ho, and Mei Chun Ho, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ~~he~~ they executed the same as their free act and deed.

My Commission ~~Expires~~: ✓

✓
Notary Public
(AFFIX NOTARIAL SEAL)

STATE OF CALIFORNIA

COUNTY OF San Diego ss.

On this 27 day of March in the year 1985

Patricia A. Hamilton before me,

a Notary Public, State of California, duly commissioned and sworn, personally appeared Ernest Ho and Deanna L. Ho

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person s whose name are subscribed to this instrument, and acknowledged that the y executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of on the date set forth above in this certificate.

OFFICIAL SEAL
PATRICIA A HAMILTON
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My comm. expires SEP 20, 1985

Patricia A. Hamilton
Notary Public, State of California

My commission expires 9/20/85

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act as a substitute for the advice on an attorney. The printer does not make any warranty either express or implied as to the legal validity of any provision or the suitability of these forms in any specific transaction.

Cowdery's Form No. 32 — Acknowledgement to Notary Public — Individuals — (C.C. Sec. 1189) — (Rev. 1/83)

84/03 11:07-0 CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6526 PAGE 25

The actual consideration or value, whichever is greater, for this transfer is $ 52,000.00.

Wesley M. Paine
Affiant

Subscribed and sworn to before me, this the 2nd day of April, 19 85.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENN.

FEE 9.00
REGISTER'S TAX
IDENTIF. REFERENCE
APR 3 1 02 PM '85
DAVIDSON COUNTY, TN

WARRANTY DEED

from:

ERNEST HO AND WIFE,
DEANNA L. HO

to:

WESLEY M. PAINE

RETURN TO: JCB

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN23354 BOX 8

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

RECEIVED OF _____

FOR _____

BOOK 6526 PAGE 26

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

52000.00- CAMT.
135.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 141.70-
481904/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-94067

IDENTIF. REFERENCE

APR 3 1 09 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121847