BOOK 6596 PAGE 424 File 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 88500.00

Subscribed and sworn to before me, this the 28 day of June 19 85

My commission expires: January 19, 1986 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Paio-Fu Huang	Owner
2515 Fairfax Ave	
STREET ADDRESS	STREET ADDRESS
Nashville, Tn 37212	
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. - 104-06 Par 263

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Dudley Square, Inc.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Paio-Fu Huang , Liang-Chan Yang Huang and zung-Mei Kao Huang as joint tenants with right of survivorship not as tenants in common

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 75 and te east 45 feet of Lot No. 76 on the Plan of Bransford Realty Company's West End Avenue Place, of record in Plat Book 332 at page 15, Register's Office for Davidson County, Tennessee,
Said Lot 75 and part of 76 front together 95 feet on the northerly side of Dudley Avenue and run back between parallel lines 135, more or less, to an alley.

Being the same property conveyed to Dudley Square, Inc. by deed recorded in Book 6351 at page 80, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

Subject to a Vendors Lien retained by Phyllis G. Hirshberg and husband Sam H. Hirshberg in Deed of record in Book 6351 at page 80, which the Grantees hereby agree to assume and pay.

J 1:7 5:5:9

T
IDENTIF. REFERENCE

JUL 1 3 34 PM 85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 3104 Dudley Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 28 day of June 19 85

Bryan Stanley, Pres.
Dudley Square, Inc.

3766

State of Tennessee
County of _____

BOOK 6596 PAGE 425

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Brent A. Campbell, a Notary Public in and for said State and County aforesaid, personally appeared Bryan Stanley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, acknowledged himself to be the President of Dudley Square, Inc., the within named bargainor, a corporation, and that he as such being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Notary Public

My Commission Expires:
January 19, 1986

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6596 PAGE 426

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			80500.00- CAPT. 230.10 STAX .50 PRFEE 6.00 MOREG SUBTK. 236.60- 3766A07/01/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:7 5:5 9

T
IDENTIF. REFERENCE

JUL 1 3 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150067