This instrument was prepared by:

John R. White
BARNETT & ALAGIA
200 Fourth Avenue North
P.O. Box 2509
Nashville, Tennessee 37219
(615) 244-5976

Address New Owner(s) As Follows:	Send Tax Bill To:	Map parcel Numbers
Song W. Wong & wife, Sue Wong	Same	M-93-11
1131 Overton Lea Road		18, 20, 21
Nashville, Tennessee 37220		

WARRANTY DEED

For and in consideration of the sum of $120,000.00 receipt of which is hereby acknowledged, The Robert Minton Company, Inc. has bargained and sold any by these presents does transfer and convey unto the said Song W. Wong and wife, Sue Wong, the GRANTEES herein, their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Tract #1: Land in Davidson County, Tennessee, being part of Lot No. 29 on the Second Plan of Davidson Academy Lots, called "Out Lots" not of record, described according to a survey made by John M. Sullivan, County Surveyor, April 13, 1946, as follows:

Beginning on the northerly margin of Peabody Street at a point 42 feet east of the easterly margin of First Avenue South, the southeast corner of the property conveyed to Frank G. Crowder by deed from C.E. Hickerson and wife, of record in Book 1389, page 295, Register's Office for said County, thence with the northerly margin of said street, eastwardly 100 feet 7 inches to an iron pin on the southwesterly margin of Hermitage Avenue; thence with said Avenue, northwestwardly 77 feet 4 inches, to an old iron pin in the southerly line of the Ross V. Dunn, Trustee, property; thence with said line westwardly 56 feet 7 inches to the northeast corner of said Crowder property; thence with the easterly line of same, southwardly 63 feet 6 inches to the beginning.

Being the same property conveyed to The Robert Minton Company, Inc., by deed from Mary B. Patton Hogue, of record in Book 5650, page 962 in said Register's Office for Davidson County, Tennessee.

Tract #2: Land in Davidson County, Tennessee, being part of Lot No. 29 on the unrecorded map of the Second Plan of the Academy Lots at Nashville, Davidson County, Tennessee described according

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to a copy of a survey thereof made by Lewis D. Justice, Surveyor, July 20, 1944, as follows:

Beginning at the present southwest intersection of Hermitage Avenue as extended and located by City Ordinance No. 620 at First Avenue South at a cross on the sidewalk; thence with the west line of Hermitage Avenue, southeasterly 107.16 feet, more or less, to an iron pin which is 77.64 feet northwest from the northwest corner of Hermitage Avenue and Peabody Street, thence westerly 98.4 feet more or less, to an iron pin in the easterly margin of First Avenue South, being 63.5 feet north of the northeast corner of First Avenue South and Peabody Street; thence northerly, along the easterly margin of First Avenue South, 87.6 feet more or less, to an iron pin, thence easterly 38.3 feet more or less, to the point of beginning.

Being the same property conveyed to The Robert Minton Company, Inc., by deed from Mary B. Patton Hogue of record in Book 5650, page 956, in said Register's Office for Davidson County, Tennessee.

Tract #3: Being Lot No. 29 on the second plan of Davidson Academy Lots, called "Out Lots," not of record, described as follows:

Beginning at the northeast corner of First Avenue South and Peabody Streets, thence easterly along the northerly margin of Peabody Street 42 feet to a point; thence northerly between parallel lines to the southerly line of the Ross V. Dunn, Trustee, property and borders on the said Dunn property 42 feet.

Said property having a frontage of 42 feet on Peabody Street and 42 feet on the Dunn property and being the westerly 42 feet of the property sold to C.E. Hickerson by deed from James R. Sullivan of record in Book 1389, page 279, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Robert Minton Company, Inc., by deed from Eleanor Virginia Gasser Rogers and Julie Rose Gasser Thomson of record in Book 5923, page 202, in said Register's Office for Davidson County, Tennessee.

This is improved property known as 94 & 98 Peabody Street, and 422 First Avenue South, Nashville, Tennessee.

To have and to hold the said tract or parcels of land, with the appurtenances, 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31 day of July, 1985.

THE ROBERT MINTON COMPANY, INC.

BY: John D. Minton, President
John D. Minton, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John D. Minton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of The Robert Minton Company, Inc., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said John D. Minton as President.

Witness my hand and seal, at office in Nashville, this 31st day of July, 1985.

Christine Seales
Notary Public

My Commission Expires: 10/19/86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $120,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

John D. Minton, President

Sworn to and subscribed before me this 31st day of July, 1985.

Christine Seales
Notary Public

My Commission Expires: 10/19/86

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IDENTIF. REFERENCE

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FELIX ROBERTSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 5618 PAGE 953

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
			1209CC.00- CANT.	
			312.00 CSTAX	
			.50 PRFE	
			9.00 MORTD	
			CHECK	321.50-
2997A	07/31/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JUL 31 2 42 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159072