Book 37
ATF

THIS INSTRUMENT WAS PREPARED BY:
Alan B. Wright, Attorney
18th Fl., First American Ctr.
Nashville, TN 37238-0110

BOOK 6793 PAGE 106

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL TO:	MAP PARCEL NUMBERS:
ROBERT WANG	Robert Wang	Map 134-15
3119 BELLBROOK DRIVE	4536 Kingsbrook Rd.	Parcels 2,3,4
MEMPHIS, TN 38116	Memphis, Tn. 38117	

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Five Thousand and No/100 Dollars ($375,000.00) the receipt of which is hereby acknowledged, B. W. VAUGHAN *and wife*, BILLIE J. VAUGHAN do hereby transfer and convey unto ROBERT WANG, his heirs and assigns, certain real estate in the Fifth, formerly the Seventh, Civil District of Davidson County, Tennessee, described according to Survey of Alley, Young and Baumgartner, Inc., dated *January 28, 1986, as follows:*

Commencing at an iron pin, said iron pin being the Northeast intersection of the rights-of-way of Harding Place and Antioch Pike; thence with the Northeast right-of-way of Antioch Pike *South 32°49'36" East*, a distance of 228.65' to an iron pin; thence South 29°58'25" West, a distance of 5.61' to an iron pin; thence South 32°49'36" East, a distance of 434.58' to an iron pin, said iron pin being the point of beginning and the Northwest corner of the subject property more particularly described as follows:

thence North 72°18'56" East, a distance of 446.94' to an old fence post;

thence South 07°41'13" West, a distance of 178.26' to an existing iron pin;

thence South 08°00'46" West, a distance of 124.15' to an old fence post;

thence South 78°06'44" West, a distance of 252.00' to an iron pin in the Northeast right-of-way of Antioch Pike; thence with said right-of-way North 32°49'36" West, a distance of 254.47' to the *point of beginning* and containing 2.081 acres, more or less.

Subject to Boundary Line Agreement of record in Book 6519, page 701, Register's Office for Davidson County, Tennessee.

Subject to sanitary sewers and/or storm drainage easement of record in Book 6154, page 519 Register's Office for Davidson County, Tennessee.

Subject to matters shown on Survey of Alley, Young & Baumgartner, Inc., dated January 28, 1986.

Subject to rights of tenants in possession under oral leases.

The acreage mentioned in the legal description is only for convenience in identifying the tract and Grantors do not warrant as to the amount of acreage.

and the same property conveyed to B.W. Vaughan and wife, Billie Vaughan, by deed ... Williams, of record in Book 2751, page 687 Register's Office for Tennessee, by deed from Van L. Williams, of record in Book 2809, ...r's Office, and by deed from W.H. Tucker and wife, W.P. Tucker, ...70, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Three Hundred Seventy Five Thousand and No/100 ($375,000.00).

7.94 0 3
IDENTIFICATION REFERENCE
FEB 28 3 58 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 6793 PAGE 107

AFFIANT

Subscribed and sworn to before me this the 28 day of February, 1986.

NOTARY PUBLIC

My Commission Expires:
3-8-89

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ROBERT WANG, his heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for 1986 property taxes which have been prorated and assumed by Grantee and as otherwise set forth hereinabove.

Grantors further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said real estate to said ROBERT WANG, his successors, heirs and assigns, against the lawful claims of all persons with the exceptions above stated.

WITNESS our hands this 28th day of February, 1986.

GRANTORS:

B. W. VAUGHAN

BILLIE J. VAUGHAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, ALAN T. FISTER, a Notary Public in and for said County and State B. W. VAUGHAN and wife, BILLIE J. VAUGHAN, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of February, 1986.

NOTARY PUBLIC

My Commission Expires:
3-8-89

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5793 PAGE 108

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

375000.00- CAMT
975.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 981.50-
02/28 02/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9403

IDENTIFICATION REFERENCE

FEB 28 3 50 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223153