BOOK 6966 PAGE 259

PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496
Box 21

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Ting Yao Kao & Kuo Yao Kao 1551 Sycamore Creek Murfreesboro, Tn 37355	Same	Map 104-6 Parcel 193

FOR AND IN CONSIDERATION of the sum of Seventy-Eight Thousand Dollars ($78,000.00) cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Russell Jerry Rice and wife, Janice Sue Rice, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Ting Yao Kao & Kuo Yao Kao, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Bransford Realty Company's West End Avenue Place, of record in Book 332, page 15, of the Register's Office for said County, to which Map of record reference is hereby made for a more specific description.
>
> Being the same property conveyed to Russell Jerry Rice and wife, Janice Sue Rice by installment deed of record in Book 5241, page 698, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 113 32nd. Ave. South; Nashville, 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 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 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 30th day of August 1986.

Russell Jerry Rice

Russell Jerry Rice

Janice Sue Rice

Janice Sue Rice

37.54 5 IDENTIFICATION REFERENCE

SEP 2 3 25 PM '86
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell Jerry Rice and wife, Janice Sue Rice, the within named bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 1986.

Bettie Jane Winston
Notary Public
My Commission expires: 10-9-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $78,000.00

Jing Yao Tao
Affiant

Sworn to and subscribed before me this 30th day of August, 1986.

Bettie Jane Winston
Notary Public
My Commission expires: 10-9-88

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

RECEIVED OF _____

FOR _____

BOOK 6966 PAGE 261

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

78000.00- CAMT.
218.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 224.90-
6848A09/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37545

IDENTIFICATION REFERENCE

SEP 2 3 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289771