Rec'd 31

This Instrument Prepared By:

Peter Oldham
Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, Tennessee 37219

BOOK 7336 PAGE 64

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Kacy Hak-chai Yu and wife, Mariam Kengman Yu 2825 Hillside Dr. Nashville, TN 37212	Same	118-9-47

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, FIRST TENNESSEE BANK NATIONAL ASSOCIATION, Executor and Trustee under the will of Martha Lou Bugg a/k/a Martha Lou Bugg McLemore, the Grantor herein, has bargained and by these presents does transfer and convey unto KACY HAK-CHAI YU and wife, MARIAM KENGMAN YU, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 15 on the Map of a Revision of Lots Nos. 15 and 16 of Leonte Subdivision, as of record in Book 4470, page 157, Register's Office for said County.
>
> BEGINNING on the northerly margin of Woodmont Boulevard at the corner of Lots Nos. 15 and 16; thence with the line between said two lots, northwardly 202 feet; thence south 84° 19' east 116.50 feet to the westerly margin of Lealand Lane; thence with said Lane, south 10° 59' west 175.44 feet to the beginning of a curve; thence around said curve in a southwesterly direction 41.58 feet to the northerly margin of said Boulevard; thence with said Boulevard, north 84° 19' west 70.32 feet to the beginning.
>
> Being the same property conveyed to Martha Bugg McLemore by deed from Billy R. Potter and wife, Joyce P. Potter, of record in Book 4632, page 624, Register's Office for Davidson County, Tennessee. Martha Bugg McLemore is now deceased and her will is of record in Book 7273, page 199, said Register's Office. First Tennessee Bank National Association has been appointed Executor and Trustee by Order of the Probate Court of Giles County, Tennessee, of record in Book 7273, page 197, said Register's Office.

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. Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to

convey it, and the same is unencumbered except as herein set forth. Taxes for 1987 are to be prorated as of the date of this deed. Grantor hereby conveys title in its fiduciary capacity only and warrants the title only against the claims of those persons claiming the same by, through or under it in its fiduciary capacity and none other.

WITNESS our hands this 17th day of August, 1987.

FIRST TENNESSEE BANK
NATIONAL ASSOCIATION

By: Hadley S. King
~~Hadley S. King, Jr.,~~
Vice President, Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, A Notary Public of the state and county aforesaid, personally appeared Hadley S. King, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Vice Pres., Trust or other officer authorized to execute the instrument) of First Tennessee Bank, the within named bargainor, a corporation, and that he as such Vice President, Trust executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President, Trust.

Witness my hand and seal, at office in Nashville, this 17th day of August, 1987.

David W. Ellis
NOTARY PUBLIC

DAVID W. ELLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

3-11-1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $142,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

× Kay Hackshaw Agent

Sworn to and subscribed this 26 day of August, 1987.

Debbie L. Sloan
NOTARY PUBLIC

DEBBIE L. SLOAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

11-12-90

PMO/a8

59522

IDENTIFICATION REFERENCE

Aug 26 3 14 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

142000.00- CAMT.
397.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 404.10-
5955A08/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.9.5.2.2

IDENTIFICATION REFERENCE

AUG 26 3 14 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 09779