Box 88 FILE

This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 7546 PAGE 513

Address New Owner(s):
Mr. and Mrs. Taylor G. Wang
3180 Emerald Isle
Glendale, CA 91206

Send Tax Bills to:
New Owners

Map: 146-09
Parcel: 13
Field Book: OH-25104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GLENN G. DUKES and BUDDY R. DUKES, as equal tenants-in-common, (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to TAYLOR G. WANG and wife, BEVERLY S. WANG (the "Grantees"), their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Treemont as of record in Plat Book 6250, page 895, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> 7985 05/17 0101 03CHECK 390.50
>
> Being part of the proeprty conveyed to Glenn G. Dukes and Buddy R. Dukes by deed from Dukes & Dukes Development Corporation of record in Book 6849, page 436, Register's Office for Davidson County, Tennessee.

Patsy Ann Dukes, spouse of Buddy R. Dukes, hereby joins in the execution of this instrument to convey any marital rights she may have in said property.

This is unimproved property known as 4999 Tyne Ridge Court, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs and assigns, forever.

AND 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 as herein set out in Exhibit A attached hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28 day of April, 1988.

GLENN G. DUKES

Buddy R. Dukes
BUDDY R. DUKES

Patsy Ann Dukes
PATSY ANN DUKES

31264.

IDENTIFICATION REFERENCE

MAY 17 4 24 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Glenn G. Dukes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of April, 1988.

Notary Public

My Commission Expires: 3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Buddy R. Dukes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of April, 1988.

Notary Public

My Commission Expires: 3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Patsy Ann Dukes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of April, 1988.

Notary Public

My Commission Expires: 3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 1988.

Notary Public

My Commission Expires: 11-12-89

1. Taxes for 1988, which have been prorated and assumed by the Grantee.

2. All matters as shown on the Plan of record in Book 6250, page 895, 896, 897, said Register's Office.

3. Declaration of Restrictive Covenants of record in Book 6833, page 594 and Book 6833, page 601, said Register's Office.

4. Charter of Treemont Homeowner's Association of record in Book 6833, page 617, said Register's Office.

5. By-Laws of Treemont Homeowner's Association of record in Book 6833, page 620, said Register's Office.

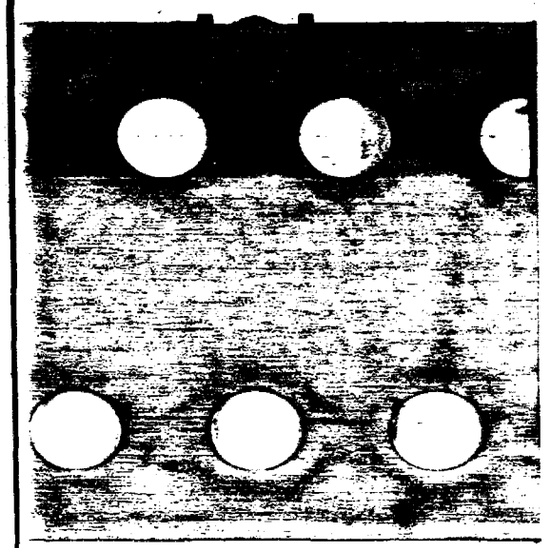
6. Charter of Tyne Ridge Court Private Road Association of record in Book 6833, page 650, said Register's Office.

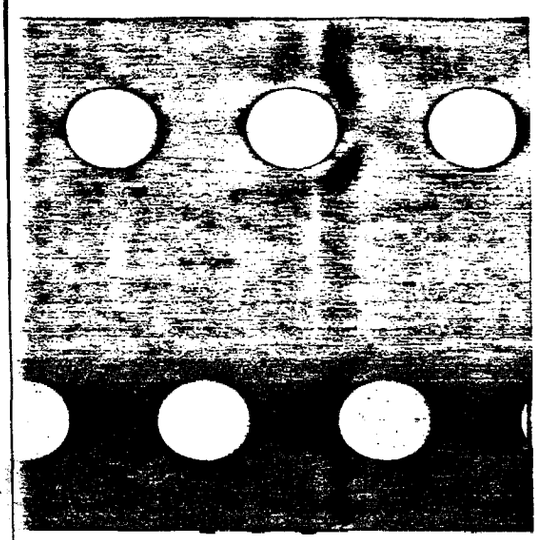
7. By-Laws of Tyne Ridge Court Private Road Association of record in Book 6833, page 653, said Register's Office.

8. A five foot easement for bridle path as reserved in deed of record in Book 1066, page 274, Register's Office for Davidson County, Tennessee (As to Lot 43).

9. Terms and conditions of easement agreement including obligations to pay maintenance fees of record in Book 6833, page 633, Register's Office for Davidson County, Tennessee. (As to Lot 31).

EXHIBIT "A"





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7546 PAGE 517

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

CAMT	135000.00
CON TX	378.00
PRFEE	0.50
WDEED	12.00
TOTAL	~~390.50~~
CHECK	~~390.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/17/88 01 16:13 0001 7985

31264

IDENTIFT REFERENCE

MAY 17 4 10 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92186