83-1
PAR. 276

1012 07/26 0101 03CHECK 372.50

\maynard\maynard.wd

This Instrument Was Prepared By:
Patricia Quinn Robertson
Attorney and Counselor at Law
Dominion Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To:
Show-Che Wong and
Ah-Shew Wong
2606 Lebanon Road
Nashville TN 37214

BOOK 7609 PAGE 354

FILED & RECORDED
DAVIDSON COUNTY, TN
REGISTER'S OFFICE
Jul 26 10 29 AM '88

IDENTIFICATION REFERENCE

MAIL ENV.
5 2 6 8 2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable consideration, ROBERT P. MAYNARD has bargained and sold and by these presents does transfer and convey unto SHOW-CHE WONG and AH-SHEW WONG, as tenants in common, each to hold an undivided one-half (1/2) interest, the property described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD said tract of land, together with all improvements and appurtenances thereunto, belonging unto the said SHOW-CHE WONG and AH-SHEW WONG, their heirs and assigns forever.

AND ROBERT P. MAYNARD DOES COVENANT with the said SHOW-CHE WONG and AH-SHEW WONG, their heirs and assigns, that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as shown on Exhibit A attached hereto and made a part hereof, and except for 1988 taxes which have been prorated at closing and shall be paid by SHOW-CHE WONG and AH-SHEW WONG when due and payable.

AND ROBERT P. MAYNARD DOES FURTHER COVENANT and bind himself and his representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

JANE C. MAYNARD, wife of ROBERT P. MAYNARD, hereby joins in the provisions of this instrument for the purposes of transferring and quitclaiming unto the Grantees, their heirs and assigns, any and all right, title and interest she might have in said property by reason of their marital status or otherwise.

IN TESTIMONY WHEREOF, ROBERT P. MAYNARD and wife, JANE C. MAYNARD have hereunto set our signature this 20th day of July, 1988.

ROBERT P. MAYNARD

JANE C. MAYNARD

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, DAPHNE L. GAREY, a Notary Public of said County, ROBERT P. MAYNARD, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of JULY, 1988.

NOTARY PUBLIC

My Commission Expires: July 24, 1991

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, DAPHNE L. GAREY, a Notary Public of said County, JANE C. MAYNARD, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of JULY, 1988.

NOTARY PUBLIC

My Commission Expires: July 24, 1991

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Ten Thousand and no/100 Dollars ($110,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this

21ST day of JULY, 1988.

NOTARY PUBLIC

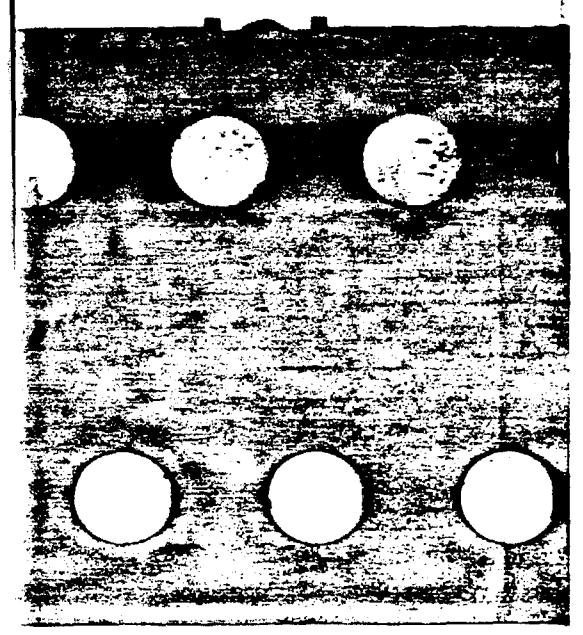
My Commission Expires: July 24, 1991

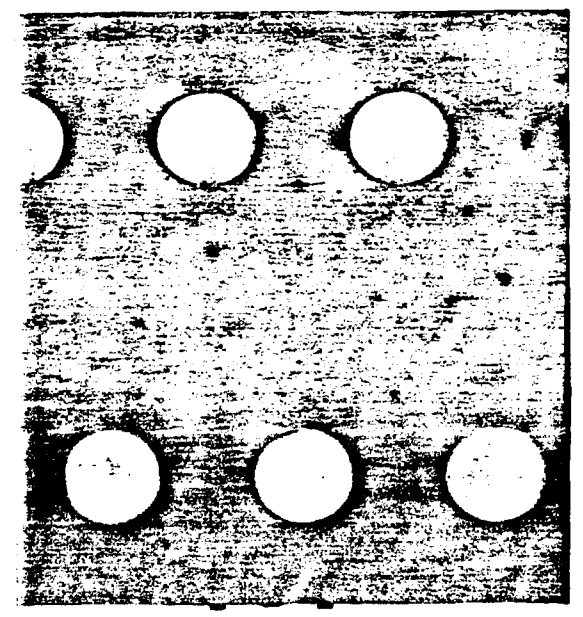
EXHIBIT A

Real property lying in the First Civil District of Davidson County, Tennessee, being part of Lot No. 3, on the Map of a Resubdivision of Lot No. 1 to No. 6 & No. 7 - 8 and 16 of the Sallie Johnson Addition, as of record in Plat Book 421, page 22, Register's Office for Davidson County, Tennessee, and being further described as follows:

BEGINNING at an iron pin set at the southwest corner of the intersection of Gallatin Road and Petway Avenue (formerly Street), being the Northeasterly corner of the lot herein conveyed; thence with the westerly margin of Gallatin Road, S 13 deg. 06 min. 31 sec. W 110.50 feet to an iron pin; thence leaving said margin, N 62 deg. 26 min. 29 sec. W 57.10 feet to a fence post and an iron pin set; thence N 80 deg. 54 min. 21 sec. W 136.48 feet to a fence post and iron pin in the easterly margin of an alley; thence N 07 deg. 19 min 35 sec. E 59.30 feet to an iron pin; thence N 89 deg. 46 min 09 sec. E 202.89 feet to the point of beginning, containing 0.351 acre, more or less, according to a survey by John Kohl and Company, P.C., dated July 18, 1988.

BEING the same property conveyed to Robert P. Maynard by deed from Thomas E. Kilpatrick and wife, Mary E. Kilpatrick of record in Book 3796, page 811, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7609 PAGE 357

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	110000.00
			CON TX	363.00
			PRFEE	0.50
			WDEED	9.00
			TOTAL	372.50
			CHECK	372.50
07/26/88	01	10:30 0001		1012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5268.2

IDENTIFICATION REFERENCE

Jul 26 10 29 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 116776