This instrument prepared by: Hugh W. Entrekin, 21st Floor, First American Center, Nashville, TN 37238 - **BOX 57**

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Charles Ming-Ho Hwang and Li-Ying Hwang 4115 Lebanon Rd. Nashville, Tn. 37076	SAME	075-10-0, 211.0

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $470,000.00

Ming-Ho Hwang
AFFIANT

Subscribed and sworn to before me this 21st day of June, 1989.

NOTARY PUBLIC

My commission expires: 7-13-91

HUGH W. ENTREKIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

For Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

Metropolitan Real Estate Investors, a Tennessee General Partnership (the "Grantor") has this day bargained and sold and does hereby transfer and convey unto Charles Ming-Ho Hwang and Li-Ying Hwang (collectively the "Grantee") all its right, title and interest in certain real estate in Davidson County, Tennessee described as follows:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located east of Old Hickory Boulevard and south of Lebanon Road (U.S. Highway 70), known as Outlot 2 on Plan of record in Book 6900, Page 3, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a concrete monument being the intersection of the southerly margin of Lebanon Road and the easterly margin of the Seaboard System Railroad; thence with the southerly margin of Lebanon Road with a curve to the right having a central angle of 01 degrees 24 minutes 45 seconds a radius of 3,755.7 feet and an arc length of 92.59 feet; thence North 31 degrees 04 minutes East 22.28 feet; thence leaving said road South 78 degrees 42 minutes 36 seconds East 271.75 feet to the westerly margin of a proposed drive; thence with said drive South 05 degrees 35 minutes 00 seconds West 175.00 feet; thence leaving said drive North 84 degrees 25 minutes 00 seconds West 293.64 feet to a point in the easterly margin of Seaboard System Railroad; thence with a curve to the left having a central angle of 03 degrees 00 feet 10 seconds a radius of 1,946.90 feet and an arc length of 102.04 feet to the point of beginning; containing 1.31 acres, more or less.

Being the same property conveyed to Metropolitan Real Estate Investors by deed from Flagship Enterprises, Inc.

of record in Book 7033, Page 6, Register's Office for Davidson County, Tennessee.

This is improved property known as 4115 Lebanon Rd., Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Charles Ming-Ho Hwang and Li-Ying Hwang their successors and assigns forever, and Grantor does covenant that it is lawfully seized and possessed of said real estate, has a good right to convey it and that same is unencumbered except for (1) 1989 taxes which are being prorated and assumed by Grantee, (2) all matters shown on plan of record in Plat Book 6900, Page 3, Register's Office for Davidson County, Tennessee; (3) Deed restrictions contained in Book 6973, Page 361, as modified by Book 7747, Page 539, said Register's Office; and (4) a five foot by 25 foot anchor easement along the easterly margin of the Louisville and Nashville Railroad acquired by the Metropolitan Government acting by and through the Electric Power Board by decree in Docket C-2560, Third Circuit Court, Davidson County, Tennessee.

Grantor does further covenant and bind itself and its successors and representatives to warrant and forever defend the title to said real estate to Charles Ming-Ho Hwang and Li-Ying Hwang, their representatives, heirs and assigns against the lawful claims of all persons. Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this deed has been executed this 26th day of January, 1989.

METROPOLITAN REAL ESTATE INVESTORS

BY: Walter G. Knestrick
WALTER G. KNESTRICK, PARTNER

BY: Hubert Mitchell
HUBERT MITCHELL, PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared WALTER G. KNESTRICK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized Partner of Metropolitan Real Estate Investors, the within named bargainor, and who further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such Partner.

WITNESS my hand and official seal at office on this the 26th day of January, 1989.

Julia M. Bunch
NOTARY PUBLIC

My commission expires: May 13, 1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

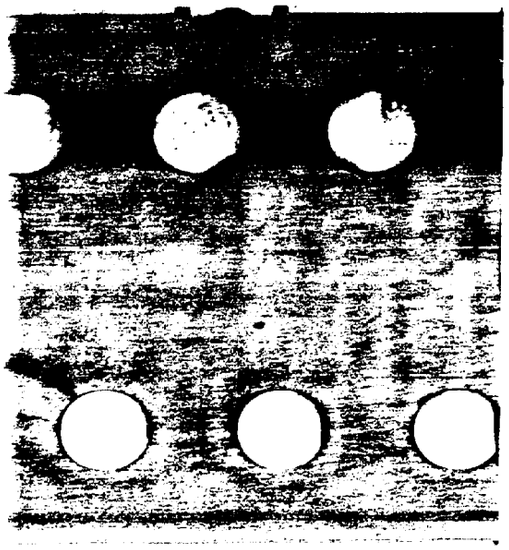
Before me the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared HUBERT MITCHELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized Partner of Metropolitan Real Estate Investors, the within named bargainor, and who further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by himself as such Partner.

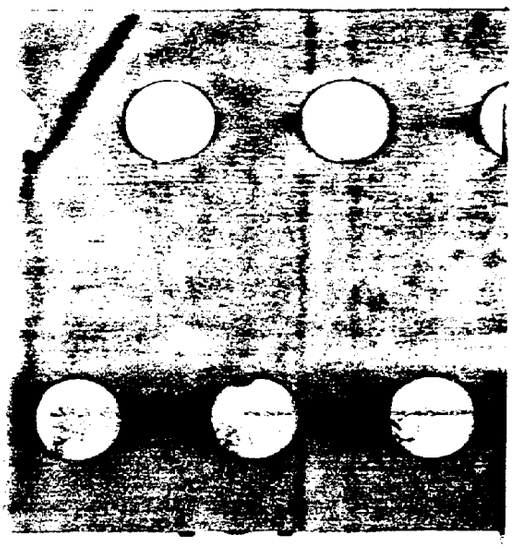
WITNESS my hand and official seal at office on this the 26th day of January, 1989.

Julia M. Bunch
NOTARY PUBLIC

My commission expires: May 13 1990

FEB 3 11 52 AM '89
06629
4398 02/03 0101 03CHECK 1560.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7765 PAGE 856

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 470000.00

CON TX 1551.00

PRFEE 0.50

WDEED 9.00

TOTAL 1560.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK CHECK 1560.50

02/03/89 01 11:54 0001 4398

06629

IDENTIFICATION

FEB 3 11 52 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 178902