This Instrument Prepared By:

GORDON & BOTTORFF, P.C.
Attorneys at Law
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

WARRANTY DEED

BOOK 7827 PAGE 884

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
CHAO-LUNG (RON) TSENG 535 MURFREESBORO RD. NASHVILLE, TN 37210	Owner	106-5 70, 71.2, 71 87, 88, 89 132

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $3,150,000.00.

Chao Lung Tseng
Affiant

Subscribed and sworn to before me this 26th day of April, 1989.

0323 04/28 0101 03D-EDK 10410.50

Mary L. Hickerson
Notary Public

My Commission Expires: 10-2-89

****

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOHN R. HOOTON AND WIFE, ELIZABETH HIX HOOTON have bargained and sold, and by these presents do hereby transfer and convey unto CHAO-LUNG (RON) TSENG; LIN, CHUN-HSIU; LIN, CHUN CHIEH; AH-PO TSENG AND SHU-FANG TSENG, their heirs, successors and assigns, all their right, title and interest in certain real property described as follows, to wit:

See Exhibit A attached hereto and incorporated herein.

Tracts I, II, and III being property conveyed to JOHN R. HOOTON AND WIFE, ELIZABETH HIX HOOTON by Quitclaim Deed from JOHN ROBERT HOOTON, III, AND ELIZABETH ALEDA HOOTON SCHNELLER of record in Book 7278, page 847, Register's Office, Davidson County, Tennessee.

Tract IV being property conveyed to JOHN R. HOOTON AND WIFE, ELIZABETH HIX HOOTON by Warranty Deed from J. D. STEVENS of record in Book 7379, page 961, Register's Office, Davidson County, Tennessee.

As part of the consideration for this conveyance, CHAO-LUNG (RON) TSENG; LIN, CHUN-HSIU; LIN, CHUN CHIEH; AH-PO TSENG AND SHU-FANG TSENG have agreed to assume the indebtedness secured by an existing Deed of Trust executed by JOHN R. HOOTON AND WIFE, ELIZABETH HIX HOOTON to RONALD G. TURNER, Trustee of record in Book 7278, page 850, said Register's Office, to secure to United Companies Financial Corporation the payment of one note in the original principal amount of $950,000.00, as amended by instrument of record in Book 7379, page 964, Register's Office, Davidson County, Tennessee, which instrument increased the

indebtedness secured to $1,093,674.84, payable according to the terms and conditions contained therein.

This conveyance is further subject to:

1. 1989 Metropolitan Nashville and Davidson County, Tennessee, real property taxes.

2. Deed of Trust executed by JOHN R. HOOTON AND WIFE, ELIZABETH HIX HOOTON to CHARLES B. REASOR, JR., Trustee of record in Book 7441, page 974, said Register's Office, to secure to Scott Bros. Bolt & Screw Co. (Thomas S. Scott) the payment of one note in the original principal amount of $1,499,324.47.

3. UCC-1 Financing Statement of record in Book 7278, page 862, as amended by instrument of record in Book 7379, page 969, Register's Office for Davidson County, Tennessee, to secure the aforesaid indebtedness to United Companies Financial Corporation.

4. Easement for Storm Sewers and/or Sanitary Sewers to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5218, page 594, Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3857, page 637, Register's Office for Davidson County, Tennessee.

6. Easement for Sanitary Sewer and/or Storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3857, page 651, Register's Office for Davidson County, Tennessee.

7. Easement to Jack Pirrie, Trustee, of record in Book 4344, page 598, Register's Office for Davidson County, Tennessee.

8. Easement for 8-inch sewer line to Tee-Gee Realty Corporation, of record in Book 2604, page 617, Register's Office for Davidson County, Tennessee.

9. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3861, page 591, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to CHAO-LUNG (RON) TSENG; LIN, CHUN-HSIU; LIN, CHUN CHIEH; AH-PO TSENG AND SHU-FANG TSENG, their heirs, successors and assigns forever.

AND JOHN R. HOOTON AND WIFE, ELIZABETH HIX HOOTON do covenant with the said CHAO-LUNG (RON) TSENG; LIN, CHUN-HSIU; LIN, CHUN CHIEH; AH-PO TSENG AND SHU-FANG TSENG that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND JOHN R. HOOTON AND WIFE, ELIZABETH HIX HOOTON do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said real property to the said CHAO-LUNG (RON) TSENG; LIN, CHUN-HSIU; LIN, CHUN CHIEH; AH-PO TSENG AND SHU-FANG TSENG, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26 day of April, 1989.

John R. Hooton by
G. Philip Anderson Attorney in Fact

JOHN R. HOOTON
by G. Philip Anderson as
Attorney in Fact

Elizabeth Hix Hooton by
Attorney in Fact

ELIZABETH HIX HOOTON
by G. Philip Anderson as
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, G. PHILIP ANDERSON, the within named with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand this 26th day of April, 1989.

Mary L. Nicklaus
Notary Public

My Commission Expires: 10-2-89

28730

APR 28 3 24 PM '89

C:\WP\DOCS\MH\TSENG.WD

EXHIBIT "A"

Land and improvements in Davidson County, Tennessee, described according to a Survey dated June 15, 1987, as revised June 23, 1987, by Kevin A. Edmonson, Registered Land Surveyor, as follows:

TRACT I

Beginning at an existing concrete monument in the North line of the United States Postal Service property (Ref: DB 5051 Page 422 R.O.D.C., Tennessee); thence, N 1 degrees 18' 18" W 262.92 feet to a point in the East margin of Fesslers Lane; thence, along said East margin N 24 degrees 28' 27" E 60.05 to a point; thence, S 74 degrees 38' 01" E 97.57 feet to a railroad spike; thence, N 1 degrees 18' 18" W 174.93 feet to a point in the south margin of Murfreesboro Road; thence, along the said south margin S 74 degrees 36' 18" E 340.52 feet; thence along a curve to the right having a delta of 73 degrees 19' 00", a radius of 20.00 feet, a length of 25.59 feet to the West margin of Polk Avenue; thence, along the said West margin S 1 degrees 17' 18" E 484.79 feet; thence leaving said West margin N 74 degrees 36' 54" W 140.53 feet; N 15 degrees 23' 06" E 9.66'; N 74 degrees 39' 04" W 142', S 15 degrees 23' 06" W 9.57'; N 74 degrees 36' 54" W 117.55' an iron pin found in concrete at United States Postal Services property's Northeast corner; thence, N 74 degrees 36' 54" W 80.00' to the point of beginning, containing 4.75 acres ±.

TRACT II

Beginning at an iron pin in the west margin of Polk Avenue, S 1 degrees 17' 18" E 854.54' ± from the South margin of Murfreesboro Road, the Northeast corner of the Pacific Coast Realty Corporation of Deleware Property (Ref: DB 3431 Page 194 R.O.D.C., Tennessee); thence, along the north line of said Corp. S 88 degrees 48' 03" W 383.07' an iron pin in the East line of the Sadler Brothers Trucking and Leasing Co., Inc. (Ref: DB 6127 Page 840 R.O.D.C., Tennessee); thence N 01 degrees 18' 37" W 469.06' to an iron pin in concrete; thence, S 74 degrees 36' 54" E 117.55' an iron pin; thence, N 15 degrees 23' 06" E 9.57' to the South face of a retainer wall; thence, along said South face S 74 degrees 39' 04" E 142.00' to an iron pin; thence, S 15 degrees 23' 06" E 9.66' to an iron pin; thence, S 74 degrees 36' 54" E 140.53' to an iron pin in the West margin of Polk Avenue; thence, along said West margin S 1 degrees 17' 18" E 354.86' to the beginning, containing 3.65 acres ±.

TRACT III

Beginning at a point in the East margin of Polk Avenue, said point also being 150 feet Southerly along margin from a bent iron pin at the corner of Lots 12 and 13 on the plan of A.M. Brown's land (Ref: Plat Book 57, Page 126, R.O.D.C., Tennessee), this point also being the corner of Lots 15 and 16 on said plan; thence, leaving margin and with the lot line, N 88 degrees 42' 42" E 132.50 feet to a point in West margin of an alley; thence, with alley, S 1 degree 17' 18" E 150.00 feet to a point at the rear corner of Lots 18 and 19; thence, leaving alley, S 88 degrees 42' 42" W 132.50 feet to the East margin of Polk Avenue; thence, N 1 degree 17' 18" W 150.00 feet with the margin to the point of beginning, containing 0.46 acres ±.

Being part of the property conveyed to John R. Hooton and wife, Elizabeth Hix Hooton, by deed of record in Book 7278, Page 843, said Register's Office.

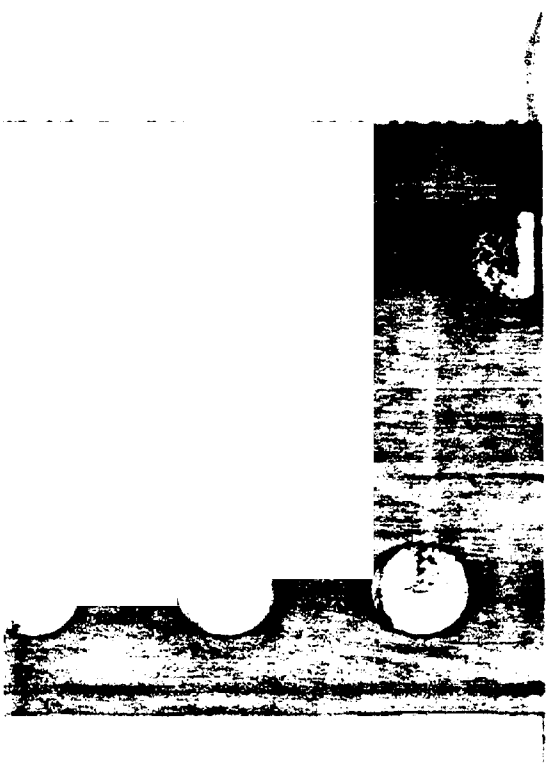
Land and improvements in Davidson County, Tennessee, described according to a Survey dated June 15, 1987, as revised June 23, 1987, by Kevin A. Edmunson, Registered Land Surveyor, as follows:

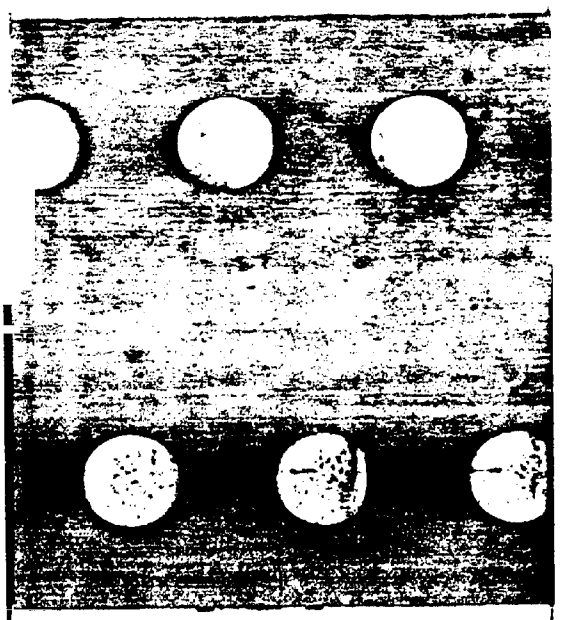
TRACT IV

Beginning at a point in the Easterly margin of Fesslers Lane, said point being N 24 degrees 28' 27" E 60.05 feet from the most Northerly corner of United States Postal Service property (Ref: DB 5051 Page 462, R.O.D.C., Tennessee); thence, along said margin of Fesslers Lane on a curve to the left with a delta of 8 degrees 39' 51", a radius of 761.04 feet, a length of 115.08 feet, and the chord being N 9 degrees 03' 30" E 114.98 feet to a point; thence around a curve to the right, a delta of 100 degrees 40' 08", a radius of 45.00 feet, a length of 79.07 feet to a point on the Southerly margin of Murfreesboro Road; thence, with said margin S 74 degrees 36' 18" E 15.77 feet to a point; thence, leaving margin of road S 1 degree 18' 18" E 174.93 feet to a railroad spike; thence N 74 degrees 38' 01" W 97.57 feet to the point of beginning, containing 0.30 acres ±.

Being part of the property conveyed from John R. Hooton, Jr. Trustee, to Elizabeth Hix Hooton by deed of record in Book 6081, Page 690, said Register's Office.

RT2782





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7827 PAGE 889

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	3150000.00
CON TX	10395.00
PRFEE	0.50
WDEED	15.00
TOTAL	10410.50
CHECK	10410.50

2873U

APR 28 3 24 PM '89

04/28/89 01 15:25 0001 0323

No. 204648