FILE BOX 38 FILE #8935

WARRANTY DEED BOOK 7928 PAGE 308

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN L. YAU (NAME)	METROPOLITAN FEDERAL SAVINGS & (NAME)	MAP 147-3-B
370 Wallace Road #A-21 (STREET ADDRESS OR ROUTE NUMBER)	LOAN ASSOCIATION	PARCEL 109
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	P.O. Box 995 (STREET ADDRESS) Nashville, TN 37202-0995 (CITY) (STATE) (ZIP)	5DU77179

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, C. RAY RECTOR, JR. and wife, KAREN R. RECTOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN L. YAU and wife, LINDA YAU

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit A-21, together with the appurtenant interest in the common elements of Southern Hills Condominium, a horizontal property regime established by Master Deed, of record in Book 6594, page 502, amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to C. Ray Rector, Jr. and wife, Karen R. Rector by deed from Freeman Webb Developers, Inc. of record in Book 6627, page 493, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws of Southern Hills Condominium in Book 6594, page 502, amended in Book 7044, page 209; (3) Charter of Incorporation in Book 6576, page 69; (4) Easements of record in Book 6695, page 22, and Book 4435, page 29; and (4) All matters appearing on the Plan of record in Plat Book 6594, page 502, amended in Book 7044, page 209, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated July 29, 1985, in the original principal sum of $32,000.00, payable to Freeman Webb Developers, Inc. in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6627, page 496 said Register's Office.

This is unimproved (XX) improved ( ) property, known as 370 Wallace Road #A-21, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24TH day of August, 1989

C. RAY RECTOR, JR.

KAREN R. RECTOR

GENERAL ACKNOWLEDGMENT

NO. 201

State of CALIFORNIA
County of SANTA CLARA } SS.

On this the 24 day of AUGUST 1989, before me,
FERN W. DENNISON
the undersigned Notary Public, personally appeared
C. RAY RECTOR, JR. and KAREN R. RECTOR

☐ personally known to me **BOOK 7928 PAGE 309**
☒ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) ARE subscribed to the within instrument, and acknowledged that THEY executed it.
WITNESS my hand and official seal.

FERN W. DENNISON
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY

Notary's Signature

ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document WARRANTY DEED
Number of Pages 1 Date of Document 8/24/89
Signer(s) Other Than Named Above NONE

7120 019

NATIONAL NOTARY ASSOCIATION • 8236 Remmet Ave. • P.O. Box 7184 • Canoga Park, CA 91304-7184

Witness my hand at Office, this _____ day of _____, 19__.

My commission expires _____ Notary Public _____

6 2 6 6 4

IDENTIFICATION REFERENCE

SEP 1 8 AM '89

FEE & TAX COLLECTOR
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,129.19

John L. Yau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 1989

MY COMMISSION EXPIRES: 3/22/93 (AFFIX SEAL)

Catherine A. Neiler
Notary Public

NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE AT LARGE

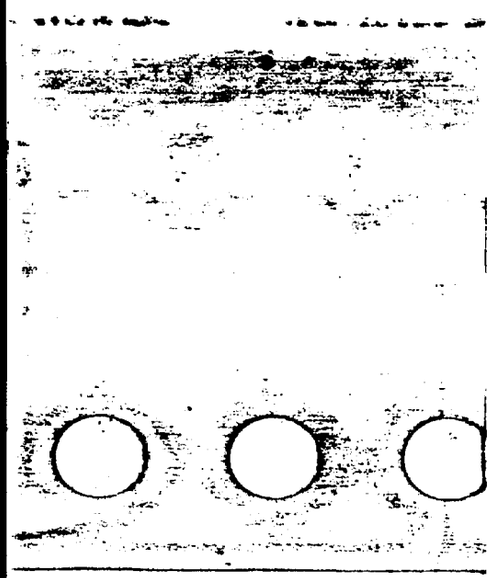
WARRANTY DEED

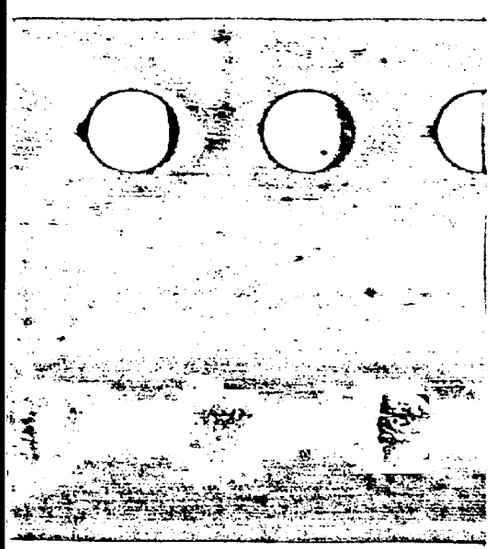
FROM
C. RAY RECTOR, JR. and wife,
KAREN R. RECTOR

TO
JOHN L. YAU and wife, LINDA YAU

0639 09/01 0101 03CHECK 109.63

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 7928 PAGE 310

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 31129.19
CON TX 102.63
PRFEE 1.00
WDEED 6.00
TOTAL 109.63
CHECK 109.63

09/01/89 01 08:10 0001 0639

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62664

IDENTIFICATION REFERENCE

SEP 1 8 10 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244677