FILE 14
WR12

BOOK 7988 PAGE 77

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

x Ming-Mei Chan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 19 89

Notary Public

MY COMMISSION EXPIRES: Nov. 16, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ming-Mei Chan et al	Same	104-15-0-388-00
(NAME)	(NAME)	
2503 Westwood Avenue		24W-10995
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Mary Glyndon Riggins, Executrix of Estate of Henry Thurston Tipps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ming-Mei Chan and Jen-Hao Chan and Ya-Ting Chan

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the east 20 feet of Lot No. 59 and the west 43 feet of Lot No. 58 on the Map of Belair, of record in Book 332, page 6, Register's Office for said County.

Said parts of Lots 58 and 59 adjoin and front together 63 feet on the south side of Westwood Avenue and run back between parallel lines, 192 feet to a dead line.

Being the same property conveyed to Henry Thurston Tipps and wife, Mary Clark Tipps by deed from Walter W. Carroll and wife, Louise Carroll as of record in Book 1809, page 325, said Register's Office.The said Henry Thurston Tipps and Mary Clark Tipps both died, with the said Mary Clark Tipps having predeceased Henry Thurston Tipps. Mary Glyndon Riggins, Executrix of the Estate of Henry Thurston Tipps with power to sell of record in Will Book 167, page 210, Probate Court Clerk's Office for Davidson County, Tennessee.

8350 1 IDENTIF. TREFERENCE

FILED Nov 20 3 17 PM
DAVIDSON COUNTY TN

6099 11/20 0101 03CHECK 271.00

This is unimproved (XX) improved ( ) property, known as 2503 Westwood Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seised 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness her hand this 17th day of November, 19 89

x Mary Glyndon Riggins
Mary Glyndon Riggins
Executrix of the Estate of Henry Thurston Tipps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary-Glyndon Riggins, Executrix of Estate of Henry Thurston Tipps

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 17th day of November, 1989.

Frances Bedford
Notary Public

Commission Expires 1-27-90

STATE OF TENNESSEE
Davidson County

Before me, Frances Bedford a Notary Public in and for the State and County aforesaid, personally appeared

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the

of the

a corporation, and that he as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as

Witness my hand and official seal at Lynchburg, Tn., this 17th day of Nov., 1989

Frances Bedford
Notary Public

Commission Expires 1-27-90

WARRANTY DEED

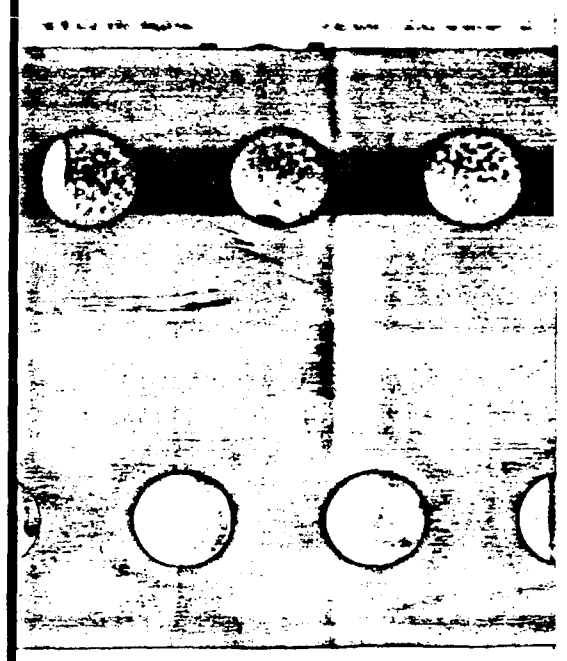
FROM

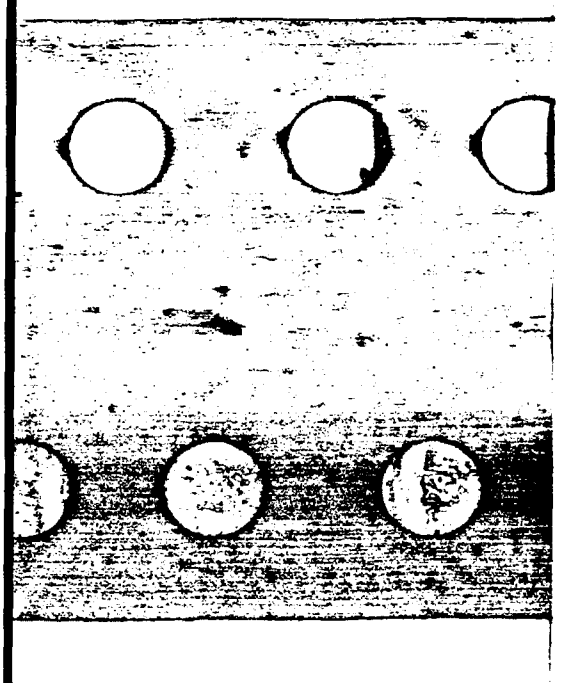
Mary-Glyndon Riggins, Executrix of Estate of Henry Thurston Tipps

TO

Ming-Mei Chan and Jen-Hao Chan and Ya-Ting Chan

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7988 PAGE 79

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	80000.00
CON TX	264.00
PRFEE	1.00
WDEED	6.00
TOTAL	271.00
CHECK	271.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/20/89 01 15:14 0001 6099

83501

IDENTIF. TREFERENCE

NOV 20 3 17 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 268908

[redacted]