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mail

B 115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chin Yong Lien, et ux. (NAME)	Same (NAME)	51-04
% 337 Gallatin Rd. N. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	78
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	11D-55000

FOR AND IN CONSIDERATION of the sum of One hundred eleven thousand eight hundred ($111,300.00) Dollars,

L. Rudy Broomes, William E. Coopwood and Albert J. Fox

have this day bargained and sold, and do hereby transfer and convey unto the said Chin Yong Lien and wife Ciou Lou Lien the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being parts of Lot Nos. 15, 16, & 17 on the Plan of Madison Realty Company's Subdivision as of record in Book 547, Page 164, Register's Office for said County, more fully described in a boundary survey by Kohl-Coode and Associates, unrecorded, dated January 13, 1976, as follows:

Beginning at a point in the intersection of the common boundary line of Lot Nos. 17 & 18 with a common line of their easterly boundaries and the westerly boundary line of Lot # 15; thence N. 83 deg. 06' 50" E., 26.0 feet to a point; thence S. 4 deg. 49' 20" E., 98.42 feet to an iron pin in the northerly side of Neelys Bend Road as widened; thence along the northerly side of Neelys Bend Road S. 83 deg. 11' 47" W., 262.00 feet, more or less, to a painted mark on a concrete walk; thence in a curve to the right with a radius of 23.00 feet a distance of 16.17 feet to a point on the easterly side of Gallatin Pike as widened; thence in a curve to the left with a radius of 1489.41 feet a distance of 81.79 feet to a point; thence N. 83 deg 06' 50" E., 174.65 feet, more or less, to the common boundary of Lot Nos. 17 & 15; thence with said common boundary of Lots 17 & 15, N. 4 deg. 50' 00" E., 10 feet to the point of beginning.

Being the same property conveyed to L. Rudy Broomes, William E. Coopwood and Albert J. Fox equally, by Substitute Trustee's Deed of recorded in Book 7934 Page 295 Register's Office Davidson County Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 111,800.00

Subscribed and sworn to before me this the 6 day of April 1990

Affiant

My commission expires: Sept 26, 1990 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (XX)) property, known as 627 Gallatin Rd. S., Madison Tenn. (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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.

Witness our hands this sixth day of April, 19 90, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William E. Coopwood

L. Rudy Broomes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me _____, *a Notary Public in and for said County and State* L. Rudy Broomes, William E. Coopwood and Albert J. Fox

the within named bargainor S _____, *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 and official seal at _____ Mt Juliet _____ *Tennessee, this* 6 *day of* April, *19* 90

Notary Public

Commission expires ~~Sept. 10, 1992~~ May 8, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM
L. Rudy Broomes, William E. Coopwood and Albert J. Fox

TO
Chin Yong Lien et ux.

375.94 0101 60/90 0306EOX

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

117308

REGISTER'S OFFICE REFERENCE

APR 9 10 01 AM '90

DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				111800.00
			CON TX	368.94
			PRFEE	1.00
			MDEED	6.00
			TOTAL	375.94
			CHECK	375.94
04/09/90		01	10:00 0001	9329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17308

IDENTIF. REFERENCE

APR 9 10 01 AM '90

DAVIDSON COUNTY TN.

No. 308463