[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[	Chemical Mortgage Company	
[Calvin Tran, et ux	ATTN: Tax Department	Map and Parcel
[2012 Farley Place	101 East Town Street	
[Nashville, TN 37214	Columbus, OH 43215	95-05A9C0
[		

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[2525 Lebanon Road, Nashville, Tennessee 37214 (Box 27-Bottom)

File

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Paul Kong and wife, Esther Kong, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Calvin Tran and wife, Chuen Yin Lee Tran, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

> BEING Lot No. 9, Belle Acres Subdivison, Section One, as of record in Plat Book 5200, Page 144, Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Paul Kong and wife, Esther Kong, by deed from C & S Builders, Inc., of record in Book 5717, Page 869, Register's Office for Davidson County, Tennessee.

This is improved property commonly know as 2012 Farley Place, Nashville, TN 37214.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 5200, Page 144, said Register's Office and all matters therein; (2) Deed of Trust of record in Book 5717, Page 872; (3) Property Tax lien for the current year, said taxes remaining in escrow and payment of same being assumed by Grantees; (4) Restrictive Covenants of record in Book 5412, page 771; Book 5408, page 360, said Register's office.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee of an indebtedness secured by a Deed of Trust of record in Book 5717, page 872, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $49,334.81.
[
[Affiant
[Subscribed and sworn before me this 16th day of April ,1990.
[
[Notary Public
[My Commission Expires: 11/12/90
[

CINDY S. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIF. TREFERENCE

Apr 18 9 09 AM '90

DAVIDSON COUNTY

4962 |

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of April, 1990.

2081 04/18 0101 03CHECK 169.69

Paul Kong
Paul Kong

Esther Kong
Esther Kong

By Hannah Kung
Hannah Kung, Attorney in Fact as authorized under a Limited Power of Attorney dated December 15, 1989, and recorded simultaneously herewith.

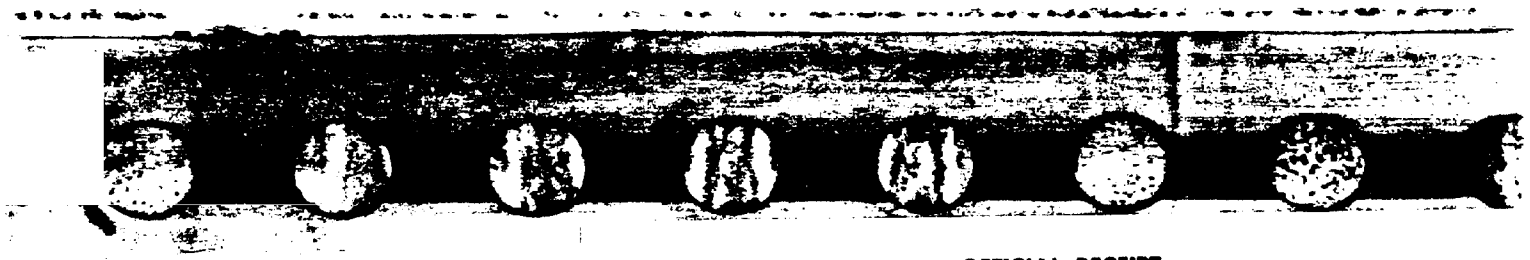
By Hannah Kung
Hannah Kung, Attorney in Fact as authorized under a Limited Power of Attorney dated December 15, 1989, and recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Hannah Kung, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Paul Kong and wife, Esther Kong, and is authorized by Paul Kong and wife, Esther Kong, to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 1990.

Cindy S. Smith
Notary Public
My Commission Expires: 11/12/90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8090 PAGE 295

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	49334.81
CON TX	162.69
PRFEE	1.00
WDEED	6.00
TOTAL	169.69
CHECK	169.69

04/18/90 01 09:07 0001 2081

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

I 9 6 2 1

APR 18 9 09 AM '90

DAVIDSON COUNTY TN.

No. 311178