THIS INSTRUMENT PREPARED BY: LAWRENCE E. RAMSEY
ATTORNEY AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
LER/MST 2657

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY-FOUR THOUSAND FIVE HUNDRED AND 00/100 ($174,500.00) DOLLARS, Cash in Hand paid by CALVIN D. DUNHAM, JR. and wife, JAMIE D. DUNHAM, receipt of which is hereby acknowledged, WE, HSI-HO LIU and wife, FUNG-TZU H. LIU, have bargained and sold, and by these presents do transfer and convey unto the said CALVIN D. DUNHAM, JR. and wife, JAMIE D. DUNHAM, their heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being in Davidson County, Tennesee, Being Lot No. 30 on the plan of re-subdivision of part of Royal Oaks, of record in Book 1424, Page 31, in the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 30, which is a corner lot, fronts 158.3 feet on the Northerly margin of Iroquis Place or Avenue and fronts 278.3 feet on the Westerly margin of Altamont Avenue now known as Sunnybrook Drive, said frontages being joined by a curve having a length of 33.04 feet, and extends back 285.35 feet on the Westerly line and 179.5 feet on the Northerly line to a point of intersection.
>
> Being the same property conveyed to Hsi-Ho Liu and wife, Fung-Tzu H. Liu, by deed from Robert R. Longhurst, IV and wife, Ann M. Longhurst, dated July 31, 1989 and of record in Book 7906, Page 404, in the Register's Office of Daivdson County, Tennessee.

This conveyance is subject to all matters as shown by plan of record in Book 1424, Page 31, in the Register's Office of Davidson County, Tennessee, which shows a 40 and 70 foot minimum building setback line from Altamont Avenue, now known as Sunnybrook Drive and Iroquois Place or Avenue respectively, and a 10 foot public utility easement along the Northerly line of said lot, to which reference is hereby made; and said restrictions and reservations shall run with the land conveyed hereby, and without same this conveyance would not be made.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CALVIN D. DUNHAM, JR. and wife, JAMIE D. DUNHAM, their heirs and assigns, forever. And we do covenant with the said CALVIN D. DUNHAM, JR. and wife, JAMIE D. DUNHAM, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said CALVIN D. DUNHAM, JR. and wife, JAMIE D. DUNHAM, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 22 day of August, 1990.

HSI-HO LIU

FUNG-TZU H. LIU

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STATE OF FLORIDA
COUNTY OF Palm Beach

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, HSI-HO LIU and wife, FUNG-TZU H. LIU, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 27 day of August, 1990.

NOTARY PUBLIC

My Commission Expires: [illegible] NOTARY PUBLIC UNDERWRITERS.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $174,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 27th day of August, 1990.

Notary Public

My Commission Expires: 10-22-90

****

MAP 7DA 34020
PARCEL 130-07-076

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Calvin D., Jr. and Jamie D. Dunham
4000 Iroquois Ave.
Nashville, TN 37205

531132

IDENTIFICATION

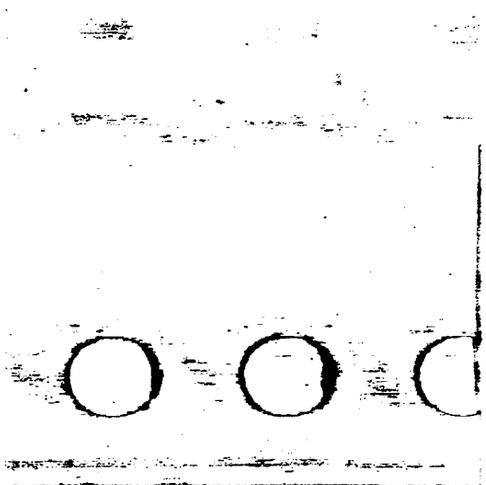
Aug 29 10 19 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4349 08/29 0101 03CHECK 582.8

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

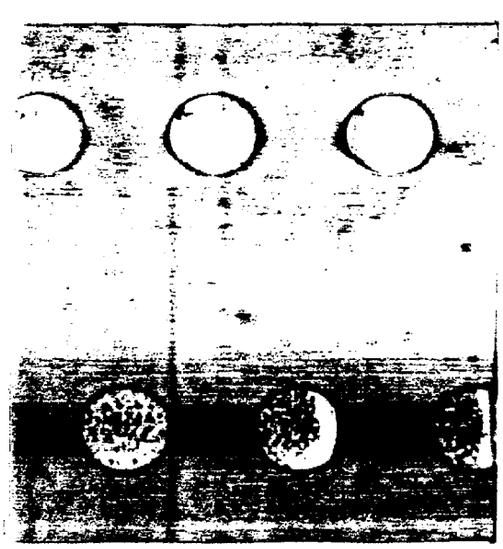
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 174500.00
CON TX 575.85
PRFEE 1.00
WDEED 6.00
TOTAL 582.85
CHECK 582.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/29/00 01 10:21 0001 4349



5.3 I 3.2

IDENTIFICATION REFERENCE

Aug 29 10 20 AM '00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 350731