THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $73,466.34.

Affiant

Subscribed and sworn to before me this 13th day of January, 1992.

Notary Public

My Commission Expires

Address New Owner:	**Send Tax Bills to:**	**Map & Parcel Nos.**
TSE TSENG CHEN and wife, SE YUAN TENG 7845 Harpeth View Drive Nashville, Tennessee 37221	TROY & NICHOLS, INC. P.O. Box 4025 Monroe, Louisiana 71211-4025	MAP 104-11 PARCEL 294 24W 8050

6882 01/15 0101 03CHECK 278.83

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THREE THOUSAND FOUR HUNDRED SIXTY SIX AND 34/100 ($73,466.34) DOLLARS,

(a.) of which SEVENTY THREE THOUSAND FOUR HUNDRED SIXTY SIX AND 34/100 ($73,466.34) DOLLARS, the Grantees herein have this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $76,000.00, payable to the order of Pool Mortage Company and secured by a Deed of Trust of record in Book 7127, page 421, Register's Office for Davidson County, Tennessee.

We, **H. C. MENG and wife, CECILIA MENG,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TSE TSENG CHEN and wife, SU YUAN TENG,** 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:

BEING Lot No. 140 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place as of record in Book 421, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to H.C. Meng and wife, Cecilia Meng, by deed from Young Sik Chun and wife, Suk Kyung Chun, of record in Book 6500, page 830, Register's Office for Davidson County, Tennessee.

This is improved property known as 2520 Blair Boulevard, Nashville, Tennessee 37212.

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.

GRANTORS COVENANT with the said GRANTEES that they 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 follows:

1. Real estate taxes for the current year, which have been assumed by Grantees.

2. Matters shown on the Plan of Bransford Realty Company's

Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

3. That certain Deed of Trust in favor of Pool Mortgage Company of record in Book 7127 , page 421 , Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of January, 1992.

H. C. Meng
by Cecilia Meng
Atty in Fact
H. C. MENG

Cecilia Meng
CECILIA MENG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CECILIA MENG, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and wno acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of January, 1992.

Notary Public

My Commission Expires:
10-25-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CECILIA MENG, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of H. C. MENG, and acknowledged that she executed the same as the free act and deed of the said H. C. MENG.

WITNESS my hand and seal this 13th day of January, 1992.

Notary Public

My Commission Expires:
10-25-94

MAIL ENV.

RECEIVED
JAN 15 9 19 AM '92
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

IDENTIFICATION

7.9.9.7

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



RECEIVED OF _____

FOR _____

BOOK 8528 PAGE 519

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 73466.34
CON TX 271.83
PRFEE 1.00
WDEED 6.00
TOTAL 278.83
CHECK 278.83

01/15/92 01 09:19 0001 6882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.6.6.7.

IDENTIFICATION REFERENCE

JAN 15 9 19 AM '92

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

No. 493287