FILE NO. 29935 FILE BOX "7" BOOK 8595 PAGE 791

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,621.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 19 92

Notary Public

MY COMMISSION EXPIRES: 11-21-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFF SULCER et ux (NAME)	CARL I. BROWN AND COMPANY (NAME)	76-1-80
4835 Stewarts Ferry Pk (STREET ADDRESS OR ROUTE NUMBER)	4739 Belleview (STREET ADDRESS)	4D 6140
Mt Juliet TN 37122 (CITY) (STATE) (P.O ZIP)	Kansas City, MO. 64112 (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, HUNG PHUC LUONG now known as JOHNNY POON and his wife, DAISY POON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFF SULCER and wife, TAMMY JO SULCER,

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. 569 on the Plan of Tulip Grove Subdivision, Section 10, of record in Plat Book 5800, page 199, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Hung Phuc Luong by deed from Tom A. Bauer and wife, Jane F. Bauer of record in Book 7739, page 899, Register's Office for Davidson County, Tennessee. The said Hung Phuc Luong now being known as Johnny Poon. Daisy Poon, wife of Johnny Poon, also joins in this conveyance for whatever right, title and interest she might have in said property by right of the marital law.

THIS CONVEYANCE SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 6062, PAGE 276, AND SUCH EASEMENTS AND SETBACK LINES OF RECORD IN BOOK 5800, PAGE 199, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CARL I. BROWN & COMPANY, of record in Book 7908, page 514, Register's Office for Davidson County, Tennessee, and also that the escrow account in connectio with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is (unimproved / improved) XX property, known as 572-574 Tulip Grove Road, Hermitage, Tennessee 37076
(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 seized 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 our hands this 31st day of March, 19 92

Johnny Poon
HUNG PHUC LUONG now known as JOHNNY POON

Daisy Poon
DAISY POON

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STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named HUNG PHUC LUONG now known as JOHNNY POON and his wife, DAISY POON

the 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 Nashville, Tennessee, this 31st day of March, 1992.

Commission Expires 11-21-92

Janet L. Russi
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ 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 _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

99628

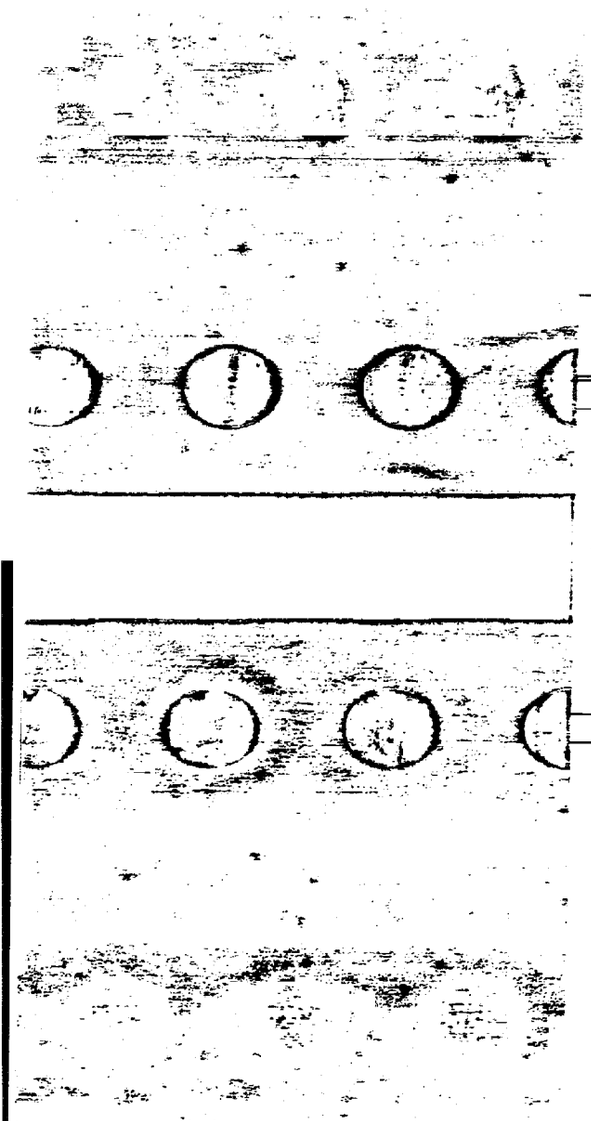
IDENTIFT REFERENCE

APR 7 1 46 PM '92

L. A. WILSON II REGISTER
DAVIDSON COUNTY, TN

8209 04/07 0101 03CHECK 249.72

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 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 65621.20
				CON TX 242.72
				PRFEE 1.00
				WDEED 6.00
				TOTAL 249.72
				CHECK 249.72
04/07/92	01			13:45 0001 8209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.9628

IDENTIFICATION REFERENCE

APR 7 1 43 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 519092