74493

IDENTIF. & REFERENCE

BOOK 9116 PAGE 278

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

93 OCT 15 AM 10:40

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Thomas W. Lawless and Sandi B. Lawless
3921 Franklin Road
Nashville, Tennessee 37204

PICK-UP

SEND TAX BILL:
NEW OWNER

MORTGAGEE:
Nashville Bank of Commerce
221 Fourth Avenue North
Nashville, TN 37219

MAP AND PARCEL:
MAP 118-14
GROUP
PARCEL 168.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Daniel Chau-Yi Hsu and wife, Ruth Chau-Fang Hsu, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas W. Lawless and wife, Sandi B. Lawless, 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:

> LAND in Davidson County, Tennessee, being Lot No. 3 on the revised plat of parts of Thompson's Glen Leven Subdivision, 3921 Franklin Road, of record in Book 3, page 20 of the Chancery Court at Nashville and described according to a survey made by H. B. Fowlkes, February, 1945, as follows:
>
> BEGINNING at the Northwest corner of Glen Leven Road and Franklin Pike; thence along the North margin of Glen Leven Road, South 79 deg. 55' West 250 feet to a point, the Southeast corner of Lot No. 2 on said plan; thence with the line between Lots No. 2 and No. 3, North 8 deg. 45' West 459.5 feet to the line of Lot No. 1 on the said plan; thence with the line between Lots No. 1 and No. 3 North 80 deg. East 247.5 feet to the Westerly margin of Franklin Pike; thence with the Westerly margin of same, South 8 deg. 50' East 457 feet to the point of beginning.
>
> BEING the same property conveyed to Daniel Chau-Yi Hsu and wife, Ruth Chau-Fang Hsu by deed from Frank C. Ingraham, Trustee, as of record in Book 5123, page 27, Register's Office for Davidson County, Tennessee.

This is improved property known as 3921 Franklin Road, Nashville, TN 37204.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas W. Lawless and wife, Sandi B. Lawless, their heirs and

assigns, forever; and we, Daniel Chau-Yi Hsu and wife, Ruth Chau-Fang Hsu, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 13th day of October, 1993.

Daniel Chau-Yi Hsu

Ruth Chau-Fang Hsu

STATE OF CALIFORNIA,
COUNTY OF Orange } **S.S.**

On this 13 day of October in the year of 199 3, before me,

a Notary Public in and for said County, and State, personally appeared DANIEL CHAU-YI HSU and RUTH CHAU-FANG HSU known to me (or proven to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

NOTARY SIGNATURE

BARBARA FOX
NOTARY NAME (TYPED OR PRINTED)

OFFICIAL SEAL
BARBARA FOX
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires June 12, 1995

(this area for notary seal)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 242,000.00.

Thomas W. Lawless
AFFIANT

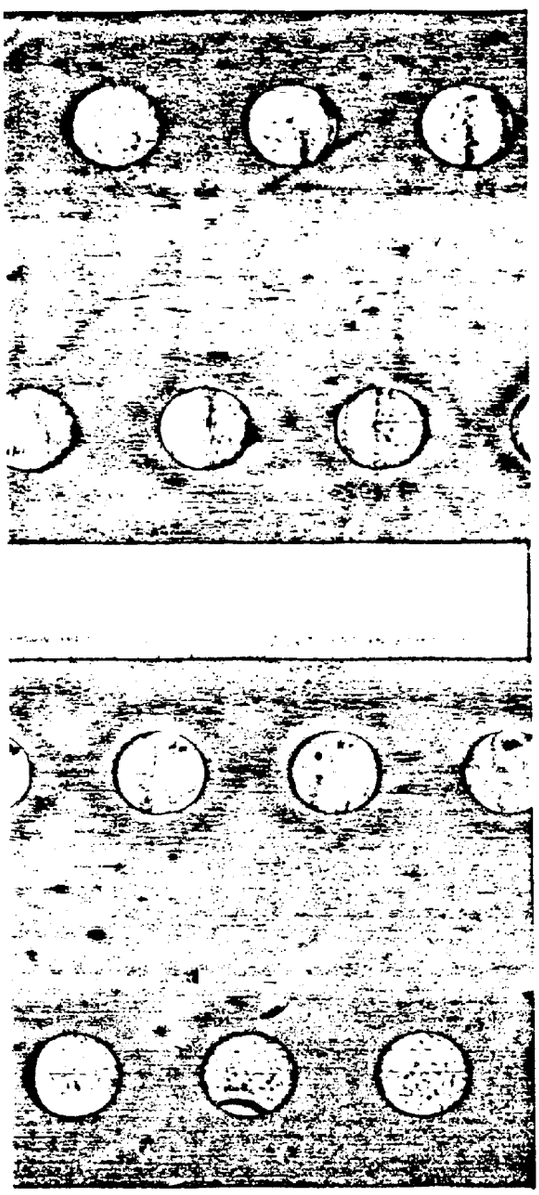
Subscribed and sworn to before me this 15th day of October, 1993.

Notary Public

NOTARY PUBLIC

My Commission Expires: May 28, 1995

2285 10/15 0101 03CHECK 904.40



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

RECEIVED OF _____

FOR _____

BOOK 9116 PAGE 280

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
				242000.00
				CON TX 895.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 904.40
				CHECK 904.40
10/15/93	01			10:41 0001 2285

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74493
IDENTIF. & REFERENCE

93 OCT 15 AM 10:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 710145