THIS INSTRUMENT WAS PREPARED BY: Gail P. Pigg, Esquire
219 Second Avenue, North
First Floor Suite
Nashville, TN 37201

(NEW OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Kwang Ren Tsai, et ux	Leader Federal	Map - 117-12
1482 Woodmont Boulevard	158 Madison Ave.	Parcel - 71
Nashville, Tennessee 37215	Memphis, TN 38103	

WARRANTY DEED

BOOK 9162 PAGE 353

FOR and IN CONSIDERATION of the sum of Ten ($10.00) Dollars---------- Dollars
cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

EVA ELIZABETH JENKINS, WIDOW

have bargained and sold, and by these presents do hereby transfer and convey unto the said Kwang Ren Tsai and wife, Paoshia Sui----------
the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being shown on and described according to the plan made by W. A. Blanchard, Civil Engineer, dated December 21, 1946, and more completely described as follows:

BEGINNING at a point in the northerly margin of Noelton Avenues now located and established at an iron pin which is 616 feet more or less west of the westerly margin of the Granny White Pike as measured around a curve along the north line of Noelton Avenue; thence north 5 degrees, 45' east 211.5 feet to an iron pin; thence south 83 degrees, 27' west 115.8 feet to an iron pin at the corner of Lot Nos. 9 and 10 hereinafter referred to; thence with the line between said lots, south 2 degrees, 45' west 238.8 feet to an iron pin in the north margin of Woodmont Boulevard, which margin is as established on said plan of the same and long the north margin of Noelton Avenue as now located, easterly around a curve, 107.2 feet to the beginning, being designated on said plan as Lot No. 10 and the west part of Lot No. 11 of Block "C," on the unrecorded plan of Galecrest No. 2, together with that part of Noelton Avenue as originally located and that part of Woodmont Boulevard as originally located, which have been abandoned by the County of Davidson.

BEING the same property conveyed to Carl C. Jenkins and wife, Eva Elizabeth Jenkins, by deed from Third National Bank in Nashville, et al, Trustees, of record in Book 1432, page 224, Register's Office for Davidson County, Tennessee, the said husband having since died.

unimproved ( )
This is improved (x) property, known as 1482 Woodmont Boulevard
Nashville, TN 37215
(Address)

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.

Whenever 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 19th day of November, 19 93.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Eva Elizabeth Jenkins
EVA ELIZABETH JENKINS

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 Eva Elizabeth Jenkins the bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville this 19th day of November, 19 93.

NOTARY PUBLIC

My Commission Expires: 7/27/96.

2176 11/23 0101 03CHECK 499.25

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of 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 _____ to be the _____ and _____ respectively of _____ the within named bargainor, a corporation, and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____.

WITNESS my hand and seal, at office in _____ this _____ day of _____, 19____.

NOTARY PUBLIC

My Commission Expires: _____.

FELIX Z. HASLAM, REGISTER
DAVIDSON COUNTY, TN.
93 NOV 23 PM 3:45

IDENTIF. + REFERENCE

89192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

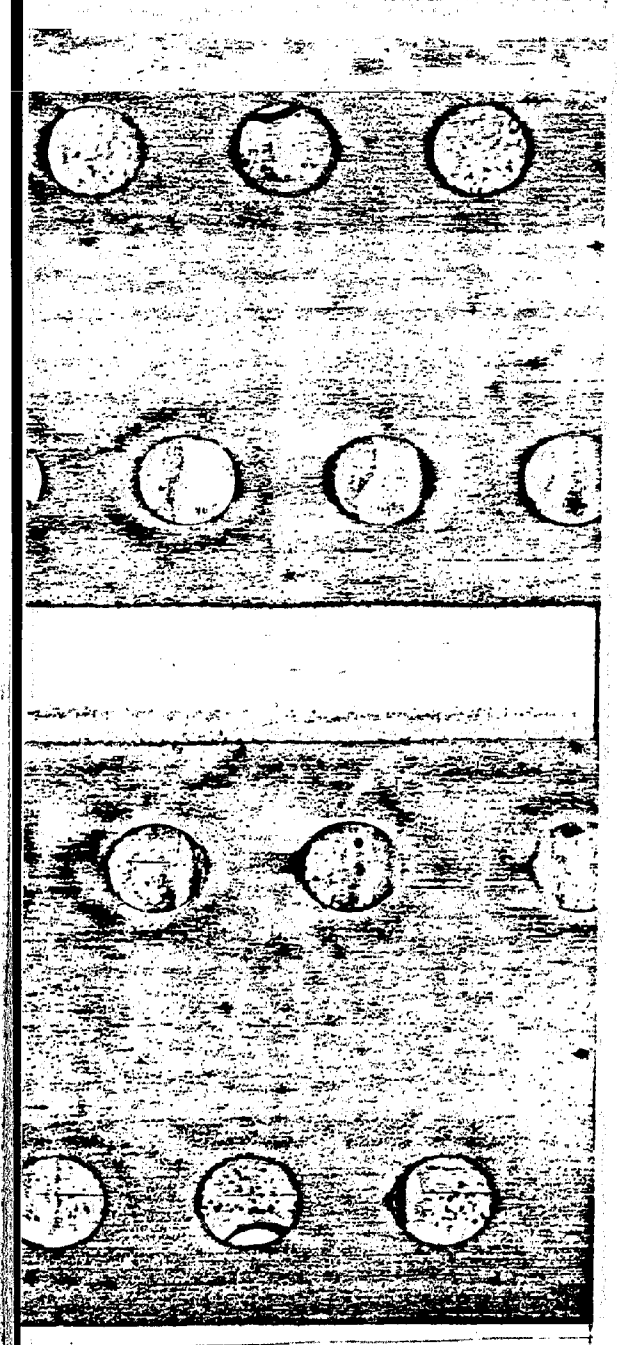
The actual consideration for this transfer or value of property (whichever is greater) is $ 132,500.00. This is equal to or greater than the property would bring at fair and voluntary sale.

Eva E. Jenkins

SWORN TO AND SUBSCRIBED before me this 19th day of November 19 93.

NOTARY PUBLIC

My Commission Expires: 7/27/96.



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

RECEIVED OF _____

FOR _____

BOOK 9162 PAGE 355

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
132500.00
CON TX 490.25
PRFEE 1.00
WDEED 8.00
TOTAL 499.25
CHECK 499.25

11/23/93 01 15:45 0001 2176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89192
IDENTIF. ↑ REFERENCE

93 NOV 23 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 725902