36723

IDENTIFICATION REFERENCE

BOOK 9305 PAGE 525

PICK-UP

94 APR -7 PM 1:35

REGISTER
DAVIDSON COUNTY, TN.

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

ADDRESS NEW OWNER:
Chim Choy Lang and Anna Maria J. Choy
1402 Linden Avenue
Nashville, Tennessee 37212

SEND TAX BILL:
MORTGAGEE

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 105-13
GROUP
PARCEL 76

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, I, Sarah E. Boatman, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Chim Choy Lang and wife, Anna Maria J. Choy, 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 the westerly one-half (1/2) of Lot No. 46 in the Belmont Land Company's Plan of Lots called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID westerly one-half (1/2) of said Lot No. 46 fronts 50.0 feet on the north side of Linden Avenue and runs back northwardly between parallel lines 169.0 feet to an alley.

BEING the same property conveyed to Sarah E. Boatman by deed from James E. Criner, Jr., David H. Criner and Stephen M. Todd, as of record in Book 8426, page 278, Register's Office for Davidson County, Tennessee.

This is improved property known as 1402 Linden Avenue, Nashville, TN 37212.

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 Chim Choy Lang and wife, Anna Maria J. Choy, their heirs and assigns, forever; and I, Sarah E. Boatman, unmarried, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this the 6th day of April, 1994.

Sarah E. Boatman

Sarah E. Boatman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sarah E. Boatman, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of April, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 145,000.00.

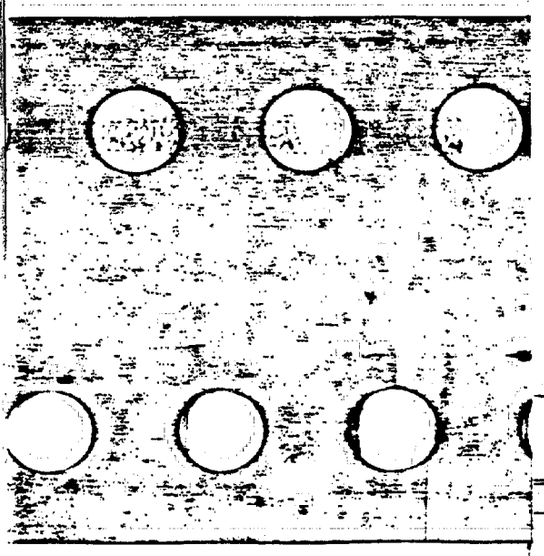
AFFIANT

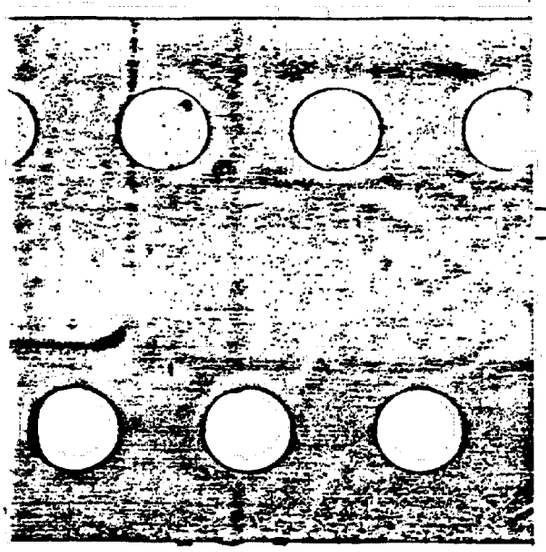
Subscribed and sworn to before me
this 6th day of April, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

1513 04/07 01:01 03CHECK 545.50





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

RECEIVED OF _____

FOR _____

BOOK 9305 PAGE 527

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	
				145000.00
			CON TX	536.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	545.50
			CHECK	545.50
04/07/94	01		13:38 0001	1513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36723
IDENTIF. & REFERENCE

94 APR -7 PM 1:3
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 776754