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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 35411)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 103000.00

Affiant

Sworn and subscribed before me this 14th day of July, 1994.

Notary Public

My Comm. Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/1[illegible]

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Alexander Thomas Hong 1701 Bernard Avenue Nashville, TN 37212	First Security Bank	104-12-268

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy H. Villanueva and spouse, Ashley S. Villanueva,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alexander Thomas Hong, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee being Lot No. 40 on the Map of Lenox Place of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

SAID Lot No. 40 fronts 50.0 feet on the southerly side of Bernard Avenue, also known as Carmack Avenue, and runs back between parallel lines 140.0 feet to an alley.

BEING the same property conveyed to Ashley S. Villanueva and husband, Timothy H. Villanueva by deed from Robert A. Nelson, III, married, of record in Book 8970, page 648, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Ashley S. Villanueva by Timothy H. Villanueva as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1701 Bernard Avenue, Nashville, TN 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of July, 1994.

Timothy H. Villanueva

Ashley S. Villanueva, By: Timothy H. Villanueva, Atty-In-Fact

State of Tennessee
County of Davidson

On this 14th day of July, 1994, before me, the undersigned authority, personally appeared **Timothy H. Villanueva**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/1[illegible]

My Commission Expires: _____

Notary Public

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 **Timothy H. Villanueva**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ashley S. Villanueva**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of July, 1994.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: My Commission Expires 9/16/98

EXHIBIT "A"
To
WARRANTY DEED

FROM: Timothy H. Villanueva and Ashley S. Villanueva

TO: Darlene Ginsberg

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Timothy H. Villanueva, Affiant

Sworn to and subscribed before me this

14th day of July, 1994.

Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: My Commission Expires 9/16/98

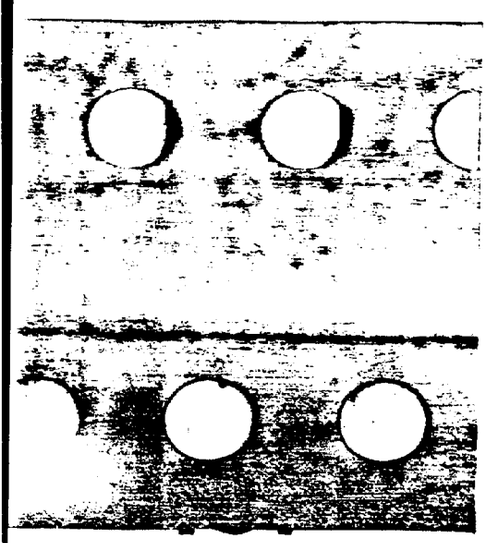
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FELIX ... REGISTER
DAVIDSON COUNTY, TN.

7793 07/18 0101 03CHECK 390.10

71854

IDENTIF. & REFERENCE





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 103000.00
CON TX 381.10
PRFEE 1.00
WDEED 8.00
TOTAL 390.10
CHECK 390.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/18/94 01 10:50 0001 7793

71854
IDENTIF. & REFERENCE

94 JUL 18 AM 10:50
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 814386