07-19-94 04:25PM FROM SIDWELL & BARRETT TO 16192319170 P005/009

BOOK 9420 PAGE 224

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

MGT

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July 94

Notary Public

MY COMMISSION EXPIRES: 11/30/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ching I. Wang (NAME)	First American National Bank (NAME)	MAP 133-10
3744 Nolensville Road (ADDRESS)	First American Center (ADDRESS)	PARCEL 34 & 44
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	

FOR AND 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, Tenn Properties Inc., a Delaware Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ching I. Wang

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:

TRACT 1:

Property located in the 27th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot No. one on the resubdivision of Lot Number one Hewlett Bend Subdivision as of record in Plat Book 5190, page 731, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by Wamble & Associates dated April 30, 1990 as follows:

BEGINNING at an existing iron pin at the intersection of the eastern right-of-way of Nolensville Road (U.S. 41A-31A) (S.R. 11) and the northwest right of way return of Yelton Court; thence, following said Eastern right of way with a curve to the right having a central angle of 03 degrees 07 minutes 24 seconds, a radius of 2,825.00 feet, an arc length of 154.00 feet a tangent of 77.02 feet and a chord bearing and length of north 36 degrees 17 minutes 48 seconds west 153.98 feet to an existing iron pin; thence, continuing with said right of way south 87 degrees 22 minutes 22 seconds east 12.01 feet to an iron pin set. Said pin being the southwest corner of lot number two on the subdivision of J. Redd and Associates property as of record in plat book 4715, page 101, Register's Office for Davidson County, Tennessee; thence, following the southern line of said Lot number two, north 88 degrees 07 minutes 38 seconds east 200.00 feet to an existing concrete monument, said monument being the southeast corner of aforementioned lot number two and the southeast corner of property conveyed to James T. Redd, et al, as of record in Deed Book 7699, page 87, Register's Office for Davidson County, Tennessee; thence following the southern line of said Redd property south 65 degrees 42 minutes 19 seconds east 42.50 feet to A.P.K. nail set in the edge of concrete retaining wall; thence, south 87 degrees 22 minutes 22 seconds east 46.05 feet to an iron pin

CONTINUED

unimproved ( )
This is improved (X) property, known as 3744 Nolensville Road, Nashville, Tennessee
(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 my hand this 20th MGT day of July 19 94

Tenn Properties Inc., a Delaware Corporation
By:

V.P.

RECORDERS MEMO
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75721
IDENTIF. & REFERENCE

94 JUL 28 PM 12:18
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

set on the western right of way of Redd Court; thence, following said western right of way south 02 degrees 39 minutes 11 seconds west 81.62 feet to an existig iron nail in the pavement; thence, with a curve to the right having a central angle of 92 degrees 14 minutes 15 seconds a radius of 25.00 feet and arc length of 40.25 feet a tangent of 26.00 feet and a chord bearing and length of south 48 degrees 49 minutes 36 seconds west 36.07 feet to an iron pin set on the southern right of way of Yelton Court; thence, following said southern right of way north 84 degrees 59 minutes 52 seconds west 83.04 feet to an iron pin set; thence with a curve to the left having a central angle of 43 degrees 11 minutes 32 seconds, a radius of 80.00 feet an arc length of 60.31 feet, a tangent of 31.67 feet. And a chord bearing and length of south 73 degrees 24 minutes 23 seconds west 58.89 feet to an iron pin set; thence, with a curve to the right having a central angle of 91 degrees 01 minutes 53 seconds, a radius of 25.00 feet and arc length of 39.72 feet, a tangent of 25.45 feet and a chord bearing and length of 153.36 feet to the point of beginning.

TRACT II:
Property located in the 27th Councilmanic District of Nashville Davidson County, Tennessee, being reserved Parcel "A" on the resubdivision of Lot Number One Hewlett Bend Subdivision as of record in Plat Book 5190, page 731, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an existing iron pin at the intersection of the northern right of way of Yelton Court the northeast right of way return of Redd Court, said pin also being 283.12 feet east of the point of beginning for Tract 1 as measured along the northern right of way of Yelton Court; thence, following said northeast right of way return, with a curve to the right having a central angle of 87 degrees 35 minutes 18 seconds, a radius of 25.00 feet, an arc length of 38.22 feet, a tangent of 23.97 feet, and a chord bearing and length of north 41 degrees 10 minutes 19 seconds west 34.60 feet to an iron pin set, said pin being on the eastern right of way of Redd Court; thence, following said eastern right of way north 02 degrees 39 minutes 11 seconds east 85.73 feet to an iron pin set, said pin being on the southern line of property conveyed to James T. Redd, et al, as of record in Deed Book 7699, page 87, Register's Office for Davidson County, Tennessee; thence, following said southern line south 87 degrees 22 minutes 22 seconds east 99.93 feet to an existing concrete monument, said monument being the southeast corner of said Redd property and the southwest corner of Lot Number three on the subdivision plat of Leonard Heights, Section Two as of record in Plat Book 2330, page 126, Register's Office for Davidson County, Tennessee; thence, following the southern line of said Lot Three south 87 degrees 45 minutes 11 seconds east 152.60 feet to an iron pin set, said pin being the northwest corner of the Windland Terrace Apartments property as of record in Deed Book 5304, page 362, Register's Office Davidson County, Tennessee; thence, following the western line of said apartments property south 05 degrees 19 minutes 03 seconds east 21.68 feet to an iron pin set, said pin being on the northern right of way of Yelton Court; thence, following said northern right of way with a curve to the left having a central angle of 107 degrees 12 minutes 50 seconds, a radius of 50.00 feet an arc length of 93.56 feet, a tangent of 67.84 feet and a chord bearing and length of south 39 degrees 27 minutes 39 seconds west 80.50 feet to an existing iron pin; thence, with a curve to the right having a central angle of 109 degrees 41 minutes 55 seconds, a radius of 25.00 feet, an arc length of 47.86 feet, a tangent of 35.50 feet and a chord bearing and length of south 40 degrees 13 minutes 14 seconds west 40.88 feet to an existing iron pin; thence, continuing with said northern right of way north 84 degrees 59 minutes 50 seconds west 159.55 feet to the point of beginning.

Being the same property conveyed to Tenn Properties Inc., a Delaware Corporation by deed for David K. Wachtel, Jr., of record in Book 8115, page 43, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
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LEGAL DESCRIPTION CONTINUATION

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1994 and subsequent years, a lien, but not yet due and payable.

Easement granted to Nashville, Chattanooga & St. Louis Railway of record in Book 2203, page 69, Register's Office Davidson County, Tennessee.

Agreement for Dedication of easement for sanitary sewers, storm drainage, water mains and appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6826, page 569, said Register's Office.

Agreement for Dedication of Easement for sanitary sewers and or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4777, page 705, Regaiter's Office, Davidson County, Tennessee.

The Warranty Deed to David K. Wachtel, Jr., of record in Book 6436, page 514, said Register's Office, shows Recorded Plans and an Owner's Certificate and an Overhang Easement across the Southwest corner of said Lot, and a Utility Anchor Easement 3x15 feet, located in the approximate center of South line of said Lot.

The Deed to Sidney Averbuch and M. C. Morris of record in Book 4247, page 413, Register's Office, Davidson County, Tennessee states that a 50 foot access will be reserved through commercial property in rear, to be located in accordance with Davidson County Planning Commission's approval.

Resubdivision plan for Lot Number One, Hewlett Bend Subdivision of record in Plat Book 5190, page 731, Register's Office of Davidson County, Tennessee.

RECORDERS MEMO
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CALIFORNIA

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ALL-PURPOSE

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF San Diego)

1934 07/28 0101 03CHECK 1034.50

On 7/20/94 (DATE) before me, Evelyn R. Watson, Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared, Mark G. Foletta

personally known to me (or proved 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 to me 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.

Evelyn R. Watson (SEAL)
NOTARY PUBLIC SIGNATURE

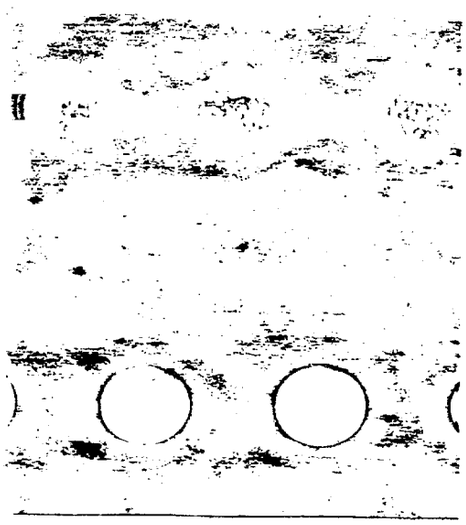
OFFICIAL SEAL
EVELYN R. WATSON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Comm. Expires Sept. 22, 1995

OPTIONAL INFORMATION

TITLE OR TYPE OF DOCUMENT Sale Agreement

DATE OF DOCUMENT 7-20-94 NUMBER OF PAGES Two

SIGNER(S) OTHER THAN NAMED ABOVE Ching I. Wang



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

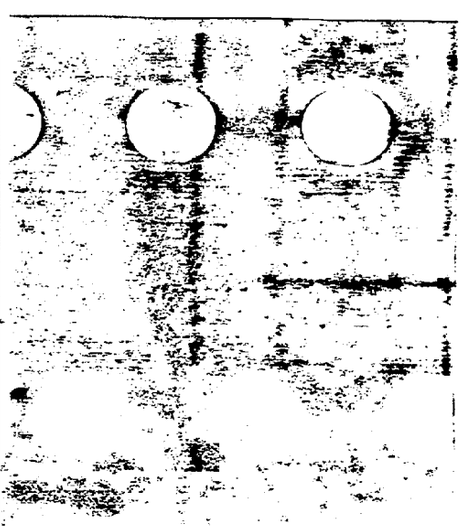
RECEIVED OF _____

FOR _____

BOOK 9420 PAGE 228

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 275000.00
CON TX 1017.50
PRFEE 1.00
WDEED 16.00
TOTAL 1034.50
CHECK 1034.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1934

75721
IDENTIF. # REFERENCE

94 JUL 28 PM 12:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 818483