File 12889
File Box 38
First Title & Escrow Co., Inc.

WARRANTY DEED

BOOK 9535 PG 134

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HUNG MING CHEN	NEW OWNERS	Map 142-4-A
(NAME)	(NAME)	
6108 Stillmeadow Drive		Par. 63
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211		F.B. 9D 3665
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, MARY MARGARET BATEY BRADSHAW, unmarried, AND M. THOMAS TAYLOR, JR., CONSERVATOR OF THE ESTATE OF ALVIN ROY BATEY, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AUGUST MOON, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 63 on the Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, page 167, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed of record in Book 5438, page 699, amended in Book 6082, page 866, said Register's Office.

Being the same property conveyed to Mary Margaret Batey Bradshaw and Al R. Batey by deed from Richard J. Tamble, Jr. and wife, Kathy T. Tamble of record in Book 6697, page 559, said Register's Office. Al R. Batey has since conveyed his interest in said property to Mary Margaret Batey Bradshaw Sullens by Quitclaim Deed of record in Book 7530, page 147, Register's Office for Davidson County, Tennessee. M. Thomas Taylor, Jr. has been appointed Conservator of the Estate of Alvin Roy Batey, Jr., being one and the same as Al R. Batey, by Letters of Conservatorship in Chancery Court of Williamson County, Tennessee, No. C-21507R4. The sale of the property has been approved by Order Authorizing the Sale of Real Property recorded in the Chancery Court of Williamson County, Tennessee, in Book 115, pages 141 and 150. Mary Margaret Batey Bradshaw being one and the same as Mary Margaret Batey Bradshaw Sullens.

This conveyance is made subject to: (1) Charter of record in Book 5460, page 987; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 5438, page 699, amended in Book 6082, page 866; (3) Easements of record in Book 7957, page 145, Book 8019, page 126, Book 8248, page 214, Book 5074, page 945; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 167, said Register's Office.

9170 12/01 0101 03CHECK 168.10

unimproved ( )
This is improved (XX) property, known as 210 Old Hickory Blvd., #63, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of November, 19 94

MARY MARGARET BATEY BRADSHAW

M. THOMAS TAYLOR, JR., CONSERVATOR OF THE ESTATE OF ALVIN ROY BATEY, JR.

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 9535 PG 135

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY MARGARET BATEY BRADSHAW AND M. THOMAS TAYLOR, JR., CONSERVATOR OF THE ESTATE OF ALVIN ROY BATEY, JR.
with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of November, 19 94.

My commission expires March 25, 1995 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____
_____
with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____
_____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

13694
IDENTIFICATION REFERENCE

94 DEC -1 PM 3:16

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 94

MY COMMISSION EXPIRES: March 25, 1995 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM MARY MARGARET BATEY BRADSHAW AND M. THOMAS TAYLOR, JR., CONSERVATOR

TO HUNG MING CHEN AND WIFE, MEILIEN CHEN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

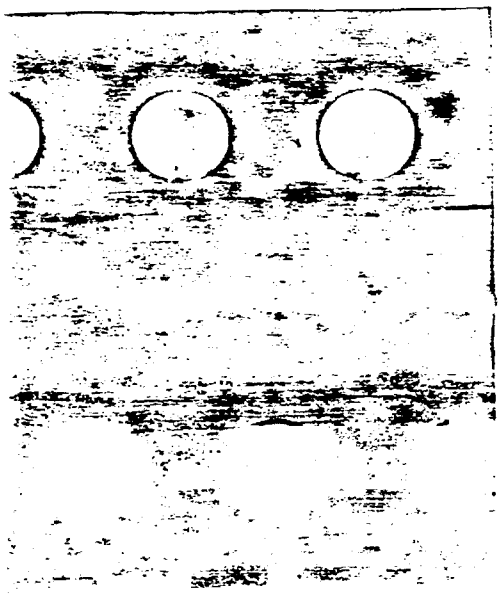
RECEIVED OF _____

FOR _____

BOOK 9535 PG 136

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 43000.00
CON TX 159.10
PRFEE 1.00
WDEED 8.00
TOTAL 168.10
CHECK 168.10

12/01/74 01 15:16 9001 9170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13694
IDENTIF. & REFERENCE

DEC -1 PM 3:16

REGISTER
DAVIDSON COUNTY, TN.

No. 859187