9695

Box 58

WARRANTY DEED

BOOK 9695 PG 220

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 19 95

Paula M. Harris
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 22, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Junaid Ahmed (NAME)	NEW OWNER (NAME)	MAP 118-9
998 Woodmont Boulevard (ADDRESS)	3409 Lealand Lane (ADDRESS)	PARCEL 47
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (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, Mariam Kengman Yu, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Junaid Ahmed and wife, Najmi Junaid

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 Lot No. 15 on the Map of a Revision of Lots Nos. 15 and 16 of Leonte Subdivision, as of record in Book 4470, page 157, Register's Office for said County.

BEGINNING on the northerly margin of Woodmont Boulevard at the corner of Lots Nos. 15 and 16; thence with the line between said two lots, northwardly 202 feet; thence south 84 deg. 19' east 116.50 feet to the westerly margin of Lealand Lane; thence with said Lane, south 10 deg. 59' west 175.44 feet to the beginning of a curve; thence around said curve in a southwesterly direction 41.58 feet to the northerly margin of said Boulevard; thence with said Boulevard, north 84 deg. 19' west 70.32 feet to the beginning.

Being the same property conveyed to Kacy Hak-Chai Yu and wife, Mariam Kengman Yu by deed from First Tennessee Bank National Association, Executor and Trustee under the will of Martha Lou Bugg a/k/a Martha Lou Bugg McLemore, of record in Book 7336, page 64, Register's Office for Davidson County, Tennessee. The said Kacy Hak-Chai Yu having since died the property is now vested soley in the name of Mariam Kengman Yu, unmarried.

The above legal description is the same as used in the prior deed.

This property is conveyed subject to the Plan of record in Book 4470, page 157; Sanitary Sewers and/or Storm Drainage Easement as set out in Book 3921, page 660; any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantees.

unimproved ( )
This is improved (X) property, known as 3409 Lealand Lane a/k/a 998 Woodmont Boulevard, Nashville, TN 37204
(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 7th day of June 19 95

Mariam Kengman Yu
Mariam Kengman Yu

BOOK 9695 PG 221

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 Mariam Kengman Yu, 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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of June 19 95

Commission expires My Commission Expires May 22, 1997

Paula M Harris
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

PAULA M. HARRIS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

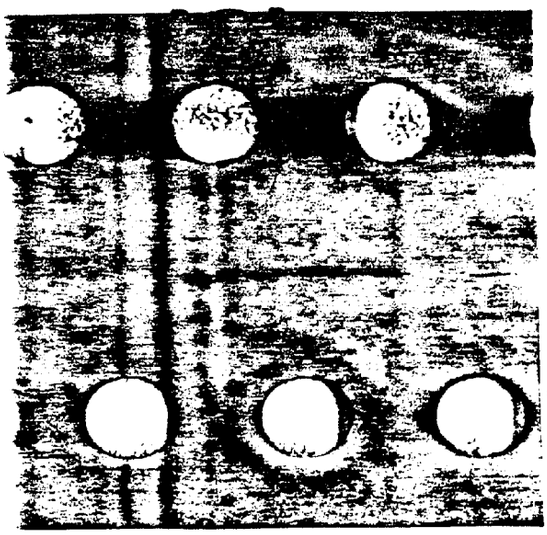
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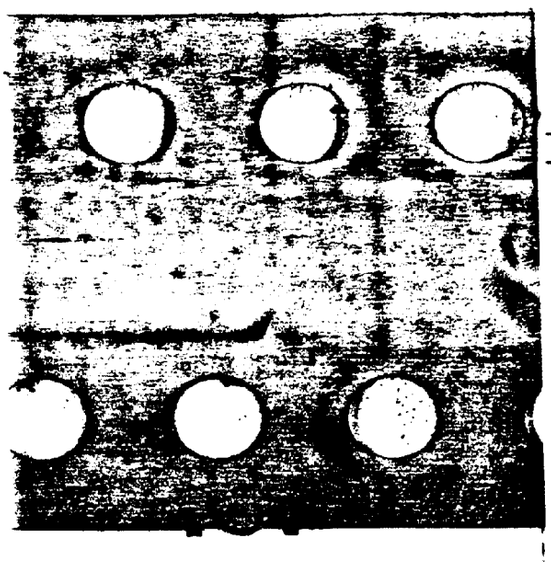
00631448

IDENTIF. & REFERENCE

95 JUN -8 AM 11:27

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9695 PG 222

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	
				168000.00
			CON TX	621.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	630.60
			CHECK	630.60
06/08/95		01	11:29 0001	9113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0068148
IDENTIF. & REFERENCE

95 JUN -8 AM 11:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918388