This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9724 PG 557

ADDRESS NEW OWNER:
Henry T. Yu and Anne S. Chin
2110 Portland Avenue, Unit 104
Nashville, Tennessee 37212

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 104-12
GROUP B
PARCEL 115 CO

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, Phyllis E. Frus, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Henry T. Yu and wife, Anne S. Chin, 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:

> Land in Davidson County, Tennessee, being a part of the Revised plan of Ashley Place, as of record in Plat Book 6200, page 462, Register's Office for Davidson County, Tennessee, the part hereby described being: Unit 104 - Parcel 115 of Building No. 2, as shown on said plan and as shown in and described by the Master Deed establishing a Horizontal Property Regime of Ashley Place Condominiums of record in Book 6839, page 635, Register's Office for said County, and corrected in Book 6864, page 85, said Register's Office.
>
> Being the same property conveyed to Phyllis E. Frus, by deed from Fairfax Development Company, as of record in Book 7626, page 903, Register's Office for Davidson County, Tennessee.

This is improved property known as 2110 Portland Avenue, Unit 104, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government property taxes and subsequent years thereafter.
2. Subject to all matters shown on the Plan of record in Book 6200, page 462, in said Register's Office.
3. Master Deed establishing a Horizontal Property Regime of Ashley Place Condominiums, of record in Book 6839, page 635, Register's Office for Davidson, Tennessee, and By-Laws appended thereto of record in Book 6839, page 649, said Register's Office, and corrected by instrument of correction of record in Book 6846, page 85, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry T. Yu and wife, Anne S. Chin, their heirs and assigns, forever; and I, Phyllis E. Frus, an unmarried person, 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 5th day of July, 1995. BOOK 9724 PG 558

Phyllis E. Frus by HH

Phyllis E. Frus By: William Henry Haile, Attorney-In-Fact

3762 07/07 0101 03CHECK 310.55

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 William Henry Hailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Phyllis E. Frus, as her Attorney-In-Fact, as the free act and deed of the within named Phyllis E. Frus. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 81,500.00.

7/5/95

AFFIANT

Subscribed and sworn to before me this 5th day of July, 1995.

NOTARY PUBLIC

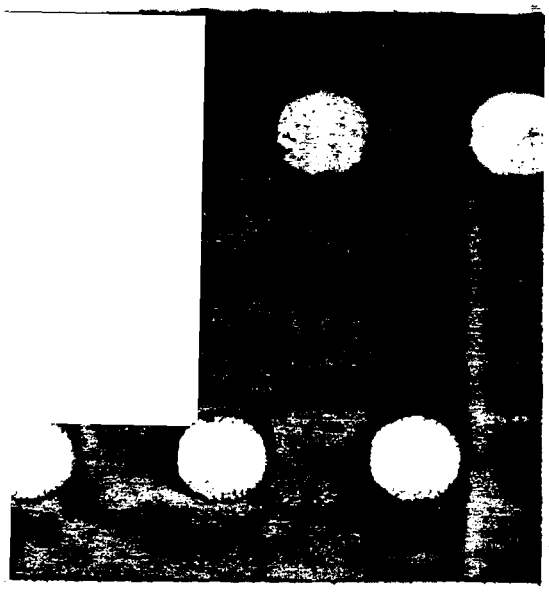
My Commission Expires: Nov 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

95 JUL -7 AM 9:40
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE
0076930

B



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

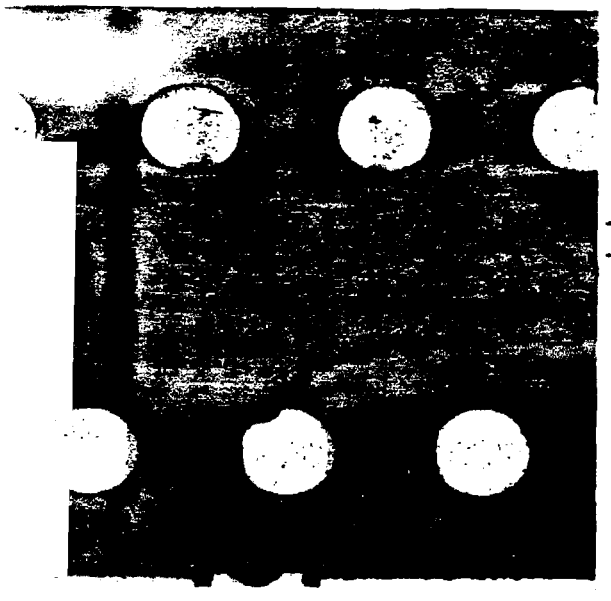
RECEIVED OF _____

FOR _____

BOOK 9724PG559

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	81500.00
CON TX	301.55
PRFEE	1.00
WDEED	8.00
TOTAL	310.55
CHECK	310.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/07/95 01 09:41 0001 8762

0076930
IDENTIF. ↑ REFERENCE

95 JUL -7 AM 9:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927900