Box 17

# WARRANTY DEED

BK/PG 10070:438

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

X John H. Wilkes, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 96

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John H. Wilkes, Jr. (NAME) | NationsBanc Mortgage Corporation (NAME) | MAP 150-6 |
| 2944 Lera Jones Drive (ADDRESS) | P.O. Box 35140 (ADDRESS) | PARCEL 162 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Louisville, KY 40232 (CITY) (STATE) (ZIP) | 2DX 04551 |

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, Miow Leong Choo and wife, Lee Lee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Wilkes, Jr.

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 Lot No. 9 on the Revised Plan of West Lake Subdivision of record in Plat Book 6250, page 785, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Miow Leong Choo by deed from Ricky E. Rose and wife, Judy L. Painter-Rose of record in Book 8096, page 45, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Lee Lee joins in this conveyance to convey any interest she may have as the wife of Miow Leong Choo.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved ( X ) property, known as 2944 Lera Jones Drive, Antioch, TN 37013
(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 our hand s this 28th day of May 19 96

Miow L Choo
Miow Leong Choo

Lee Lee
Lee Lee

BOOK 10070 PG 439

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 Miow Leong Choo and wife, Lee Lee

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of May 19 96.

Commission expires 11/22/97

Laura A. Beasley
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

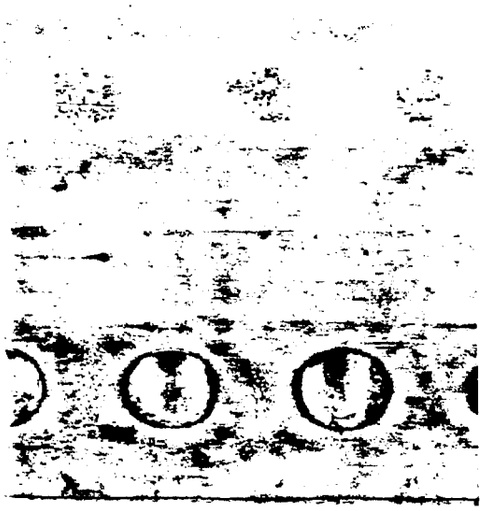


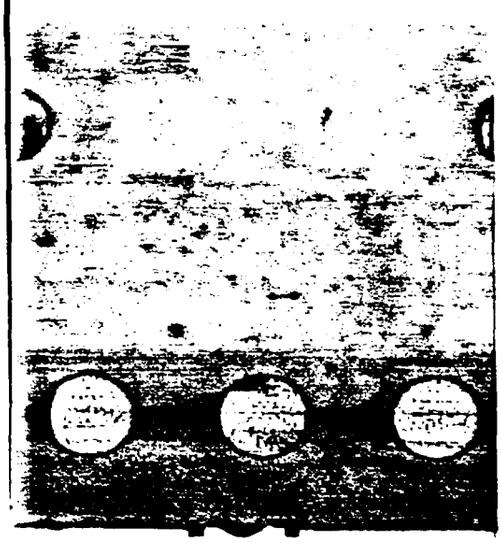
0187976
IDENTIFICATION REFERENCE

96 JUN -3 PM 1:24

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5322 06/03 1101 03CHECK 375.30





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 10070 PG 440

| | | |
|---|---|---|
| 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 | 99000.00 |
| CON TX | 366.30 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 375.30 |
| CHECK | 375.30 |

06/03/96 01 13:29 0001 8322

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0187976
IDENTIF. # REFERENCE

96 JUN -3 PM 1:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1046211