ADDRESS NEW OWNER AS FOLLOWS:

KAM YUEN WONG, KWAN YING
LINDA WONG, and ALBERT FAI WONG
1107 Gallatin Road, South
Madison, Tennessee 37115

THIS INSTRUMENT PREPARED BY:

HERBERT R. RICH
213 THIRD AVENUE, NORTH
NASHVILLE, TENNESSEE 37201-1680
615/254-3341

SEND TAX BILLS TO:

HOUSE OF CHOY, INC.
1107 Gallatin Road, South
Madison, Tennessee 37115

MAP - PARCEL NUMBER:

Map 51-8; Parcel 110

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of ten and no one-hundredths Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, House of Choy, Inc., a Tennessee corporation, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Kam Yuen Wong, a 25% undivided interest; Kwan Ying Linda Wong, a 25% undivided interest; and Albert Fai Wong, a 25% undivided interest (the "Grantees"), their heirs and assigns, in the following described property.

LAND in Davidson County, Tennessee, being Lot No. 4, part of a 50-foot abandoned street dedication, and part of the Old Gallatin Interurban Railroad right of way, all on the plan of Due West Montague, of record in Book 547, Page 115, Register's Office for Davidson County, Tennessee, according to a survey of James L. Murphy, Jr. & Co., dated April 8, 1968, not of record, and more particularly described as follows:

PICK-UP

BEGINNING on the easterly margin of Gallatin Pike at an iron pin at the southwest corner of the property owned by Ollie Mai Martin; thence South 81° 31' 02" East, 252.80 feet to a point; thence South 6° 55' 58" West, 75 feet to a point; thence North 82° 58' 23" West, 280.95 feet to the easterly margin of Gallatin Pike; thence North 26° 04' 54" East, 86.14 feet to said iron pin in the easterly margin of Gallatin Road, the point of beginning.

0201580
IDENTIF. ↑ REFERENCE

INCLUDED in the above described property, but **EXCLUDED THEREFROM** is that portion of the Old Gallatin Interurban Railroad right of way lying within 60 feet east of a parallel to the center line of Gallatin Pike, as set out as an easement for highway and utility purposes, granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by Quitclaim Deed from Ollie Mai Martin, *et al*, of record in Book 3962, Page 348, in said Register's Office.

BEING the same property conveyed to House of Choy, Inc., a Tennessee corporation, by deed from Sydney F. Keeble, Jr., and Shelia B. Keeble, of record in Book 5703, Page 725, Register's Office for Davidson County, Tennessee.

This is improved property known as 1107 Gallatin Road, South, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs and assigns, forever.

AND Grantor does covenant that it is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it, and that said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, on this 9th day of July, 1996.

HOUSE OF CHOY, INC.

BY: MICHAEL CHOY, President

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
) **ss:**
COUNTY OF DAVIDSON)

Before me, Julia M. Prince, a Notary Public within and for the County and State aforesaid, personally appeared Michael Choy, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the President of House of Choy, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Michael Choy, as such President.

Witness my hand and official seal in office at Nashville, Tennessee, this the 9th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 9/21/96.

STATE OF TENNESSEE)
) **ss:**
COUNTY OF DAVIDSON)

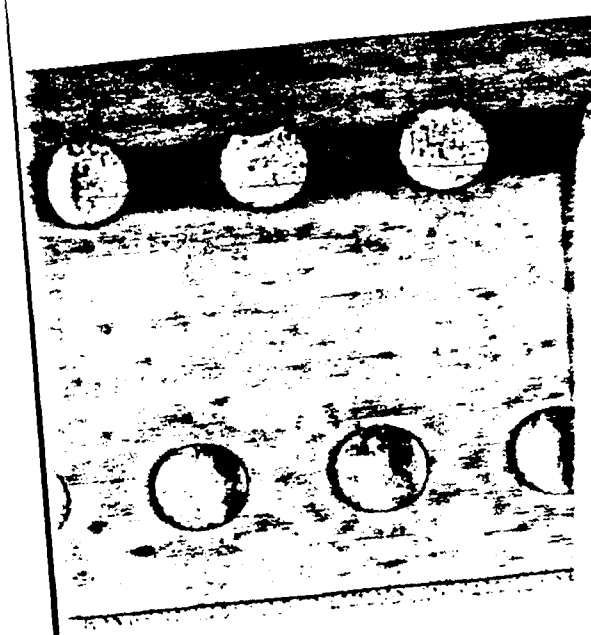
The actual consideration or value, whichever is greater, for this transfer is one hundred eighty thousand and no one-hundredths Dollars ($180,000.00).

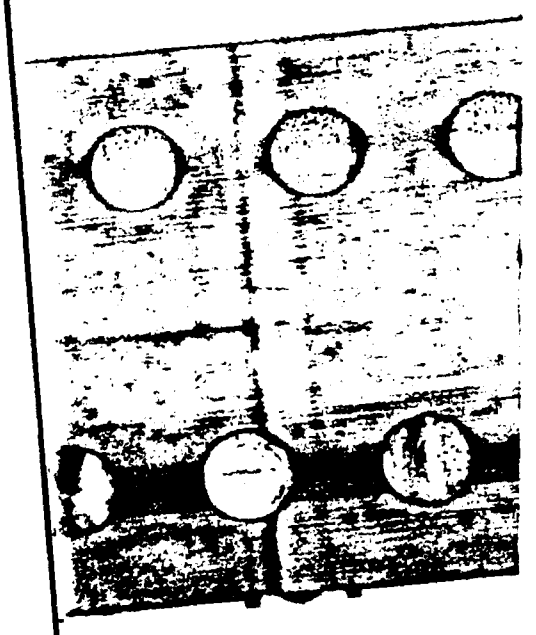
AFFIANT

Subscribed and sworn to before me, this the 9th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 9/21/96





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10114 PG 938

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
130000.00
CON TX 666.00
PRFEE 1.00
WDEED 8.00
TOTAL 675.00
CHECK 675.00

07/09/96 01 10:38 0001 3045

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0201580
IDENTIF. ↑ REFERENCE

97 JUL -9 AM 10:31

No. 1060752