BOOK 10226 PG 286

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
1025 16th Ave. S. Suite 202 Nashville, TN 37205	Same	104.060-A-150.000

This instrument prepared by: Williams & Prochaska, P.C. (WMC)
401 Church Street, Suite 2600
Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Shya Ling Hu** ("Grantors") has bargained and sold, and hereby transfers and conveys to **Kerry P. O'Neil**, a single person ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $269,000.00.

Affiant

Subscribed and sworn to before me this 11th day of October, 1996.

Notary Public
My Commission Expires: 7/27/97

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee;

2. All matters shown on the Plan of record in Book 6900, page 43, Register's Office for Davidson County, Tennessee;

3. Utility easements including, but not limited to, those set forth in Book 4825, page 592, said Register's Office;

4. All matters contained in the Master Deed and By-laws and other matters contained in Book 5862, page 589, Book 5862, page 626, as amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office; and

5. The rights of others in and to the common areas/elements.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons.

Executed this 11th day of October, 1996.

Shya Ling Hu

This

conveyance for the sole purpose of releasing any and all interest of any nature whatsoever, whether at law or in equity, that I may have in or to the Property.

Shu-yin Hu

Shu-Yin ~~Hu~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. Mitchell Cone, a Notary Public in and for the State and County aforesaid, **Shya Ling Hu** and **Shu-Yin Hu**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 11th day of October, 1996.

W. Mitchell Cone

Notary Public
My Commission Expires: 7/27/96

This is improved real property, generally known as 3415 West End Avenue, Unit B of Continental Condominiums, Nashville, Tennessee 37203.

Exhibit A

The improved real property conveyed by this Warranty Deed is described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Revision of First Floor, Continental Condominium, of record in Plat Book 6900, page 43, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

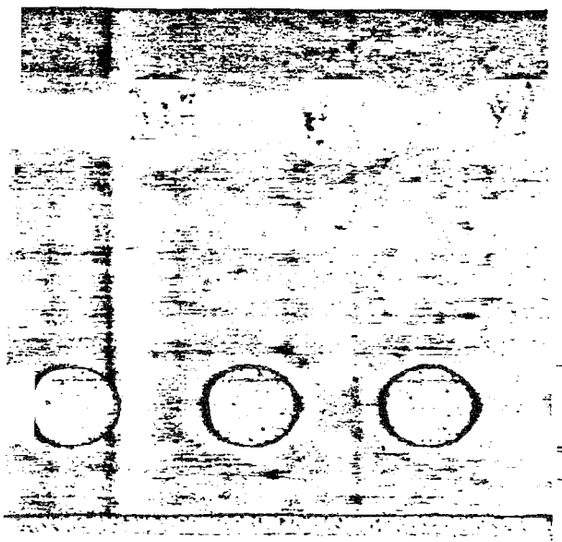
Being the same property conveyed to Shya Ling Hu by Special Warranty Deed from Rudy E. Ruark, Trustee, and Rudy E. Ruark, Individually, of record in Book 6964, page 542, Register's Office for Davidson County, Tennessee.

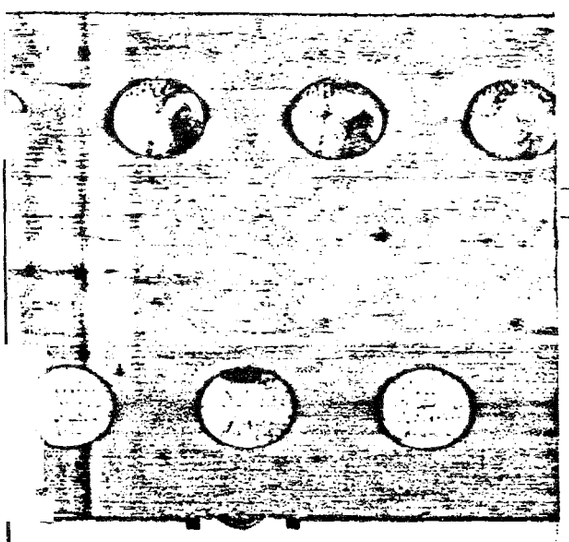
F:\WPFILES\HU\O'NEIL\DOCS\WARRDEED

0344 10/15 0101 03CHECK 1004.30

02364214
IDENTIFICATION REFERENCE

96 OCT 15 PM 4:20
REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10226 PG 288

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	
				269000.00
			CON TX	995.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1004.30
			CHECK	1004.30
10/15/96	01		16:22 0001	0344

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0236424
IDENTIF. & REFERENCE

96 OCT 15 PM 4:20
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

Nº 1077385

No [redacted]