0241397

(2)

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

BOOK 10241 PG 953

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 OCT 30 AM 10:12

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (jb) Title No: 38326
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David L. Shih Kai-Yun S. Shih 32 Compton Trace Nashville, Tennessee 37215	First American National Bank First American Center Nashville, Tennessee 37237

TAX MAP-PARCEL NUMBERS: 131-6-C-48

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward A. Overbey, Jr. and spouse, Fran W. Overbey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David L. Shih and spouse, Kai-Yun S. Shih,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 74 on the Plan of Burton Hills Estates, Tract 9, a portion of zone Lot 2, of record in Book 6251, Page 596, Register's Office for said County.

SAID Lot No. 74 fronts 117.52 feet on the easterly margin of Compton Trace and extends back 291.68 feet on the northeasterly line and 244.36 feet on the southwesterly line to a dead line in the rear, measuring 93.09 feet thereon.

BEING the same property conveyed to Edward A. Overbey, Jr. and wife, Fran W. Overbey by deed from Henry D. Herr and wife, Judee L. Herr of record in Book 9428, Page 608, Register's Office for Davidson County, Tennessee.

Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 6326, page 588, Book 6517, page 522, amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076 page 691, Book 6644, page 23, amended in Book 6917, page 730, Book 6517, page 505, as amended in Book 6921, page 216, Book 6517, page 511, as amended in Book 6921, page 214, Book 6665, page 1, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This instrument is executed on behalf of Fran W. Overbey by Edward A. Overbey, Jr. as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 32 Compton Trace, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of October, 1996.

Edward A. Overbey, Jr.

Fran W. Overbey, By: Edward A. Overbey, Jr., Atty-In-Fact

State of Tennessee
County of Davidson

On this 28th day of October, 1996, before me the undersigned authority, personally appeared **Edward A. Overbey, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 375000.00

Affiant

Sworn and subscribed before me on the 28th day of October, 1996.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

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 **Edward A. Overbey, Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Fran W. Overbey**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of October, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Edward A. Overbey, Jr. and Fran W. Overbey

TO: David L. Shih and Kai-Yun S. Shih

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Edward A. Overbey, Jr., Affiant

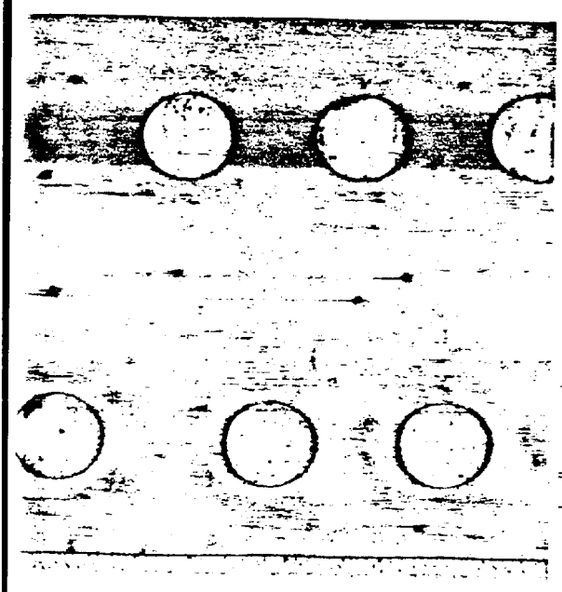
Sworn to and subscribed before me this
28th day of October, 1996.

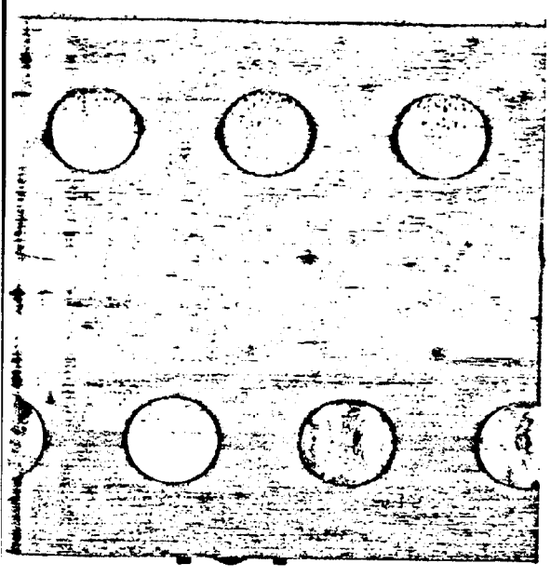
Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

5718 10/30 0101 03CHECK 1400.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10241 PG 956

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
375000.00
CON TX 1387.50
PRFEE 1.00
WDEED 12.00
TOTAL 1400.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1400.50

10/30/96 01 10:16 0001 5718

0241397
IDENTIF. # REFERENCE

96 OCT 30 AM 10:12

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

Nº 1082666

No [redacted]