PREPARED BY (AND RETURN TO):

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

W & I Ref: (jb) Title No: 38337
Dav. Co. File: Box 8

BOOK 10264 PG 931

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gerald D. Ziegler Marilyn Ziegler 4054 Outer Drive Nashville, Tennessee 37204	Southern Financial Mortgage,Inc. 5200 Maryland Way, Ste. 109 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 132-1-148

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 **Miriam Kengman Yu, unmarried as surviving tenant by the entirety,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gerald D. Ziegler and spouse, Marilyn Ziegler,** 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. 19 on the plan of Rolling Meadows of record in Book 1424, page 98 and 99, Register's Office for said County.

SAID Lot No. 19, which is a corner lot, fronts 75.0 feet on the southeasterly margin of Outer Drive and fronts 185.0 feet on the northeasterly margin of Greerland Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 100.0 feet on the southeasterly line and 210.0 feet on the northeasterly line to a point if intersection.

BEING the same property conveyed to Kacy Hak-Chai Yu and wife, Miriam Kengman Yu by deed from Edna Hamilton and Elizabeth Yarbrough of record in Book 6283, page 541, Register's Office for Davidson County, Tennessee. The said Kacy Hak-Chai Yu has since died.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 4054 Outer Drive, Nashville, Tennessee 37204

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 8th day of November, 1996.

Miriam Kengman Yu

Miriam Kengman Yu

BOOK 10264 PG 932

State of Tennessee
County of Davidson

On this 8th day of November, 1996, before me the undersigned authority, personally appeared **Miriam Kengman Yu**, 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.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 25, 1998

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: $ 135000.00

Joanne Bradshaw
Affiant

Sworn and subscribed before me on the 8th day of November, 1996.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

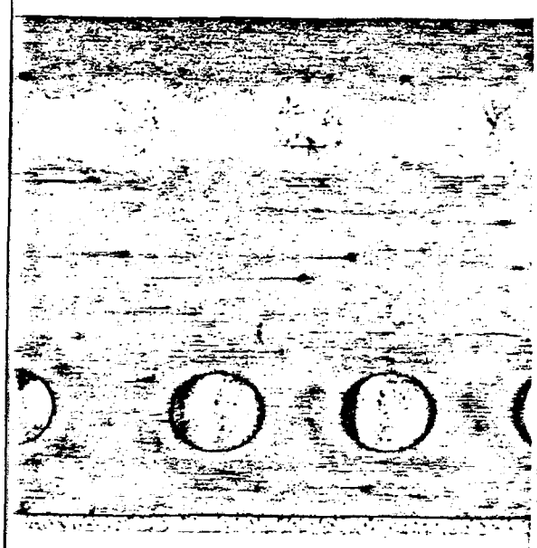
My Commission Expires: _____ Notary Public

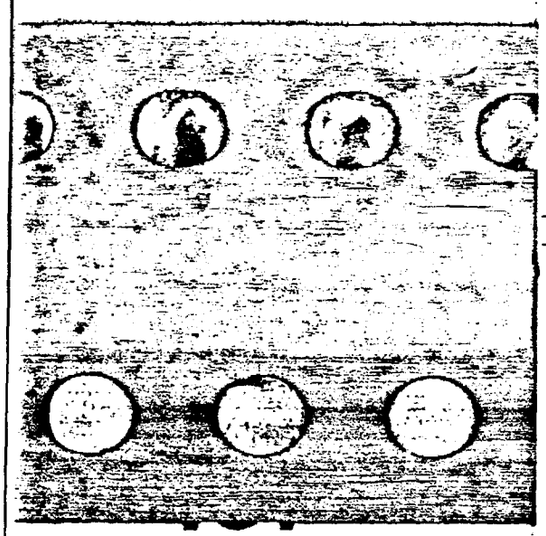
My Commission Expires JULY 25, 1998

0248290
IDENTIF. & REFERENCE

96 NOV 20 AM 10:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7318 11/20 0101 03CHECK 508-50





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

RECEIVED OF _____

FOR _____

BOOK 10264 PG 933

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 135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50

11/20/96 01 10:26 0001 7318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248290
IDENTIF. # REFERENCE

96 NOV 20 AM 10:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1090031