Prepared by:

PARSONS, NICHOLS &
JOHNSON
Attorneys at Law
101 West Main Street
Manchester, Tennessee 37355

Map and Parcel No.:
130-12-B-1 CO

Prepared without benefit
of survey or title search.

Owner:
Joyce E. Yu, Janet K. Yu,
Ting-Yao Kao and Kuo-Yao
Kao, as tenants in common
1501 Sycamore Circle
Manchester, TN 37355
Tax Responsibility:
Joyce E. Yu, Janet K. Yu,
Ting-Yao Kao and Kuo-Yao
Kao, as tenants in common
1501 Sycamore Circle
Manchester, TN 37355

BOOK 10303 PG 538

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) Dollars cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, PAIO-FU HUANG, have bargained and sold and by these presents do hereby transfer and convey unto JOYCE E. YU, JANET K. YU, TING-YAO KAO and KUO-YAO KAO, as tenants in common, their heirs and assigns a certain tract or parcel of land lying and being in the ___ Civil District of Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Steeple Chase Hills, as of record in Book 6250, page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paio-Fu Huang by Warranty Deed from Union Financial Corporation, dated August 15, 1990, of record in Book 8175, Page 649, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Protective Covenants, Conditions and Restrictions of record in Book 6599, page 268, Register's Office for said County, including liens for assessments and rights of first refusal as contained therein.

2. Matters shown on the Plan of record in Book 6250, page 552, Register's Office for said County.

3. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7430, page 171, and Book 7430, page 206, Register's Office for Davidson County, Tennessee.

This description is from prior Deed of record in Book 8175, Page 649, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said JOYCE E. YU, JANET K. YU, TING-YAO KAO and KUO-YAO KAO, as tenants in common, their heirs and assigns forever.

AND I DO COVENANT with the said JOYCE E. YU, JANET K. YU, TING-YAO KAO and KUO-YAO KAO, as tenants in common, their heirs and assigns, that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey same, and that the same is unencumbered. BOOK 10303 PG 539

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said JOYCE E. YU, JANET K. YU, TING-YAO KAO and KUO-YAO KAO, as tenants in common, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 26th day of December, 1996.

Paio-Fu Huang
PAIO-FU HUANG

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a Notary Public, in and for said aforesaid County and State, the within named Paio-Fu Huang, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Manchester, Tennessee, this the 26th day of December, 1996.

Walter F. Nichols
Notary Public

My Commission expires: 11-25-2000

WALTER F. NICHOLS NOTARY PUBLIC AT LARGE COFFEE CO. TENN.

OATH

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater is $ 325,000 which amount is equal to or greater than the amount which the property would command at a fair sale.

Jo-Ann Yu
Affiant

Subscribed and sworn to before me this 26th day of Dec 1996

Walter F. Nichols
NOTARY PUBLIC OR REGISTER

My Commission Expires 11-25-2000

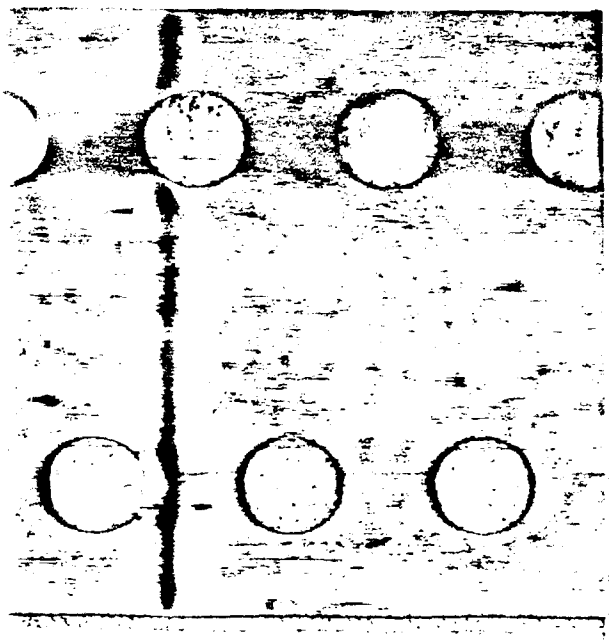
WALTER F. NICHOLS NOTARY PUBLIC AT LARGE COFFEE CO. TENN.

0259653
IDENTIF. & REFERENCE

96 DEC 30 AM 9:19
DAVIDSON COUNTY, TN

MAIL ENV.

959 12TH AVE. SOUTH NASHVILLE, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

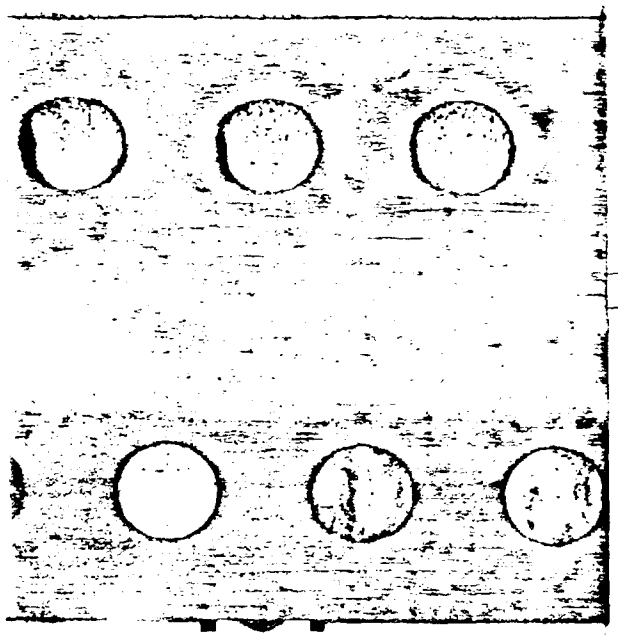
RECEIVED OF _____

FOR _____

BOOK 10303 PG 540

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
325000.00
CON TX 1202.50
PRFEE 1.00
WDEED 8.00
TOTAL 1211.50
CHECK 1211.50

12/30/96 01 09:51 0001 9959

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259653
IDENTIF. & REFERENCE

96 DEC 30 AM 9:49

REGISTER
DAVIDSON COUNTY, TN.

No. 1102515