WARRANTY DEED

BOOK 10403 PG 568

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: April 25, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Syda Ung (NAME)	Syda Ung (NAME)	MAP 65
Lebanon Road, 1.197 +/-Acres (ADDRESS)	5008 Sunset Way (ADDRESS)	GROUP 13
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	PARCEL 111

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles Phillip McCray, Sr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Syda Ung, married and Samantha Chuun, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a 1.197, more or less, acre tract of land lying in the Second Civil District of Davidson County, Tennessee, and being a portion of the Maurice W. Pinson, Trustee, property as of record in Book 4724, Page 730, Register's Office, Davidson County, Tennessee, and Being Tract Two on a survey of Tulip Grove Woods prepared by Ragan-Smith & Associates, dated November 23, 1983, (not of record), and being more particularly described as follows:

Beginning at a point on the southerly margin of Lebanon Road (U.S. 70-N), said point being the most northeasterly corner of the Berhop Investments, Inc. property as of record in Book 5374, Page 92, Register's office, Davidson County, Tennessee, and being the most northwesterly corner of the herein-described tract; thence with the southerly margin of Lebanon Road North 72°59'54" East a distance of 155.39 feet to a point; thence continuing with a curve to the left having a radius of 2397.7 feet, a delta of 01°09'18", a chord bearing of North 72°25'15" East an arc distance of 48.33 feet to a point; thence leaving the southerly margin of Lebanon Road and with the common line of the herein-described tract and Tract 3 on the aforementioned survey of Tulip Grove Woods, being the Eatherly Family Holding company property as of record in Book 7443, Page 477, Register's Office, Davidson County, Tennessee, and with a return curve to the right having a radius of 25.0 feet, a delta of 88°48'50", a chord bearing of South 63°44'59" East an arc distance of 38.75

CONTINUED

unimproved (X)
This is improved ( ) property, known as Lebanon Road, 1.197 +/-Acres, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of March 19 97

Charles Phillip McCray, Sr.

BOOK 10403 PG 569

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Phillip McCray, Sr., unmarried

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 within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 31st day of March 19 97

Commission expires April 25, 1998

Notary Public

LOUISE H. TYREE NOTARY PUBLIC AT LARGE WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

feet to a point; thence continuing South 19°20'20" East a distance of 174.91 feet to a point; thence continuing South 72°58'24" West a distance of 298.62 feet to a point; thence leaving the northerly line of said Eatherly Family Holding Company property and with the easterly line of the aforementioned Berhop Investments property North 00°25'51" East a distance of 207.93 feet to the point of beginning, containing 1.197 acres, more or less.

Included in the above description but expressly excluded from this conveyance is tract of land conveyed to the State of Tennessee of record in Book 9637, Page 345, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Charles Phillip McCray, Sr., unmarried by Quitclaim Deed from William R. McCray, Sr. and wife, Anna L. McCray of record in Book 10243, Page 717, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.
This conveyance subject to rollback taxes.

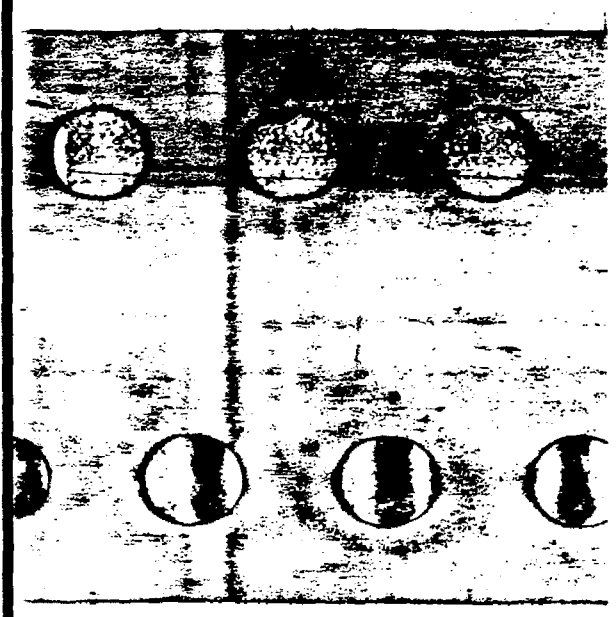
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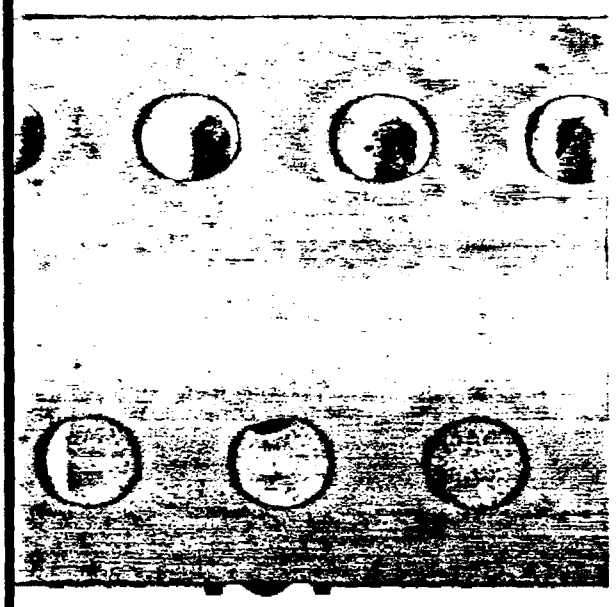
IDENTIF. & REFERENCE

97 APR -3 AM 9:07

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

4905 04/03 0101 03CHECK 686.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10403 PG 571

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 182000.00

CON TX	673.40
PRFEE	1.00
WDEED	12.00
TOTAL	686.40
CHECK	686.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/97 01 07:08 0001 4905

0290339

IDENTIF. # REFERENCE

97 APR -3 AM 9:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1135159