39-B

BOOK 10866 PG 115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: 5/13/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ming Teng (NAME)	Nashville Bank of Commerce (NAME)	171 3 0 A 20 CO
5124 Fredericksburg Way East (ADDRESS)	218 20th Avenue North (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

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, Bonnie Ruth Kookogey and husband, Kevin S. Kookogey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ming Teng and wife, Joyce M. C. Teng

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:

Land in Davidson County, TN, being Lot No. 225 on the Plan of Section 1-B, Fredericksburg, of record in Book 7900, Page 509, amended in Book 7900, page 552, and surveyor's certification of correction in Book 9308, page 1, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bonnie Ruth Kookogey and husband, Kevin S. Kookogey, by deed from Radnor Homes, Inc. of record in Book 9453, Page 934, Register's Office for Davidson County, TN.

Subject to restrictions in Book 7798, page 843, 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10453, page 931, Book 10694, page 541; charter in Book 8920, page 40; by-laws in Book 8920, page 45; easements in Book 7993, page 269, Book 7851, page 712; conveyances in Book 9443, page 538, Book 7900, page 807, Book 9698, pages 81 & 124; and all matters on the plan of record.

98 APR -1 PM 3:19

DAVIDSON COUNTY TN

IDENTIFICATION REFERENCE

04 19945

unimproved ( )
This is improved (X) property, known as 5124 Fredericksburg Way East, Brentwood, TN 37027
(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 our hand s this 30th day of March 19 98

Bonnie Ruth Kookogey
Bonnie Ruth Kookogey

Kevin S. Kookogey
Kevin S. Kookogey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10866 PG 116

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bonnie Ruth Kookogey and husband, Kevin S. Kookogey

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of March 19 98.

Commission expires _____

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. My Commission Expires: 1-25-2000

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

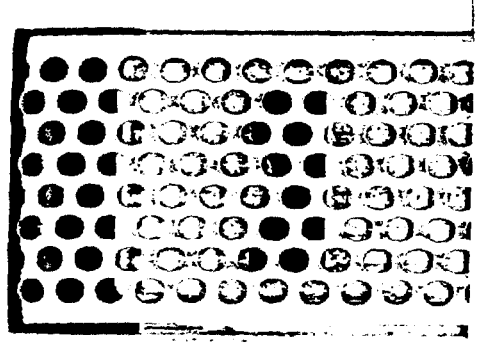
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

4101 04/01 0101 03CHECK 833.18



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

RECEIVED OF _____

FOR _____

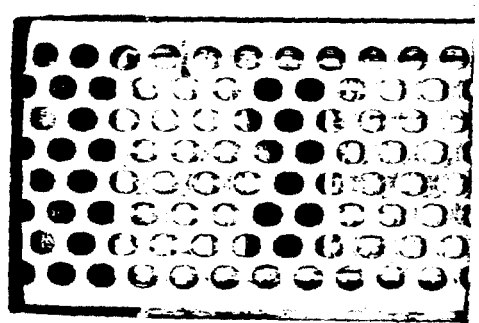
BOOK 10866 PG 117

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
222750.00
CON TX 824.18
PRFEE 1.00
WDEED 8.00
TOTAL 833.18
CHECK 833.18

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 4101



0419945
IDENTIF. & REFERENCE
98 APR -1 PM 3:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1274363