BOOK 10949 PG 158

File in Box No. 19 B

WARRANTY DEED

STATE OF TENNESSEE #98-5-37-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 439,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARTHUR BOON SENG DEW FAMILY	"NEW OWNERS"	MAP 104-14-0-G
LIVING TRUST ~~XXXXXX~~ DTD 6/28/95 (NAME)	(NAME)	
335 Whitworth Way		PARCEL 054CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		FB #07DA-92899
(CITY) (STATE) (ZIP)	(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, JEFF D. GWALTNEY AND KAREN J. HERNDON-GWALTNEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARTHUR BOON SENG DEW FAMILY LIVING TRUST DTD 6/28/95, TRUSTEES BEING ARTHUR B. DEW AND ROSALIND C. DEW

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, Tennessee, being Lot No. 99 on the Revised Plan of Whitworth, Phase 1, a Planned Unit Development, of record in Book 7900, Pages 140 thru 144, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jeff D. Gwaltney and wife, Karen J. Herndon-Gwaltney, by Deed from Rochford Realty and Construction Co., Inc., of record in Book 9447, Page 748, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Whitworth, of record in Book 8026, Page 305, as amended in Book 8282, Page 45, Book 9144, Page 153, and Book 9778, Page 27, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 93 Victoria Park, Nashville, TN 37205
(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 26th day of May 1998

JEFF D. GWALTNEY

KAREN J. HERNDON-GWALTNEY

DCTN01WC

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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 JEFF D. GWALTNEY AND KAREN J. HERNDON-GWALTNEY, HUSBAND AND WIFE

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 26th day of May, 1998

Commission expires July 24, 1999

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

0442975

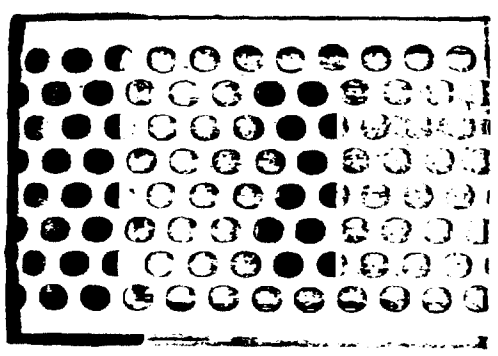
IDENTIF. + REFERENCE

98 MAY 28 PM 1:02

ELLIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 25.00 DEDUCTED [illegible]

DCTN01WC



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

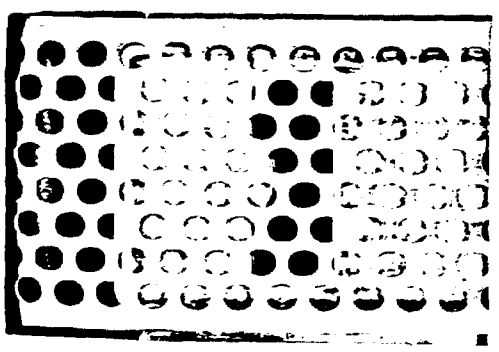
RECEIVED OF _____

FOR _____

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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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

AMT
439000.00
MOR TX 1624.30
PRFEE 1.00
DEED 5.00
[illegible] 1633.30
13:04 0001 2674

05/28/98 01

VOID
MOR TX 1624.30-
DOM TX 1624.30
TOTAL 0.00
CHECK 0.00
13:04 0001 2675

0442975
IDENTIF. ← REFERENCE
98 MAY 28 PM 1:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Total
$ 1633.30

No. 1298628