BK/NO: 10982:150

Bk 50-B

PREPARED BY (AND RETURN TO):

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (cmw) Title No: 39902
Dav. Co. File: Box 8

98 JUN -4 AM 10:21
FELIX Z. WILKINS II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0446119

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chiu Yeung Li 7041 Somerset Farms Drive Nashville, TN 37221	Standard Federal Bank 2600 West Big Beaver Road Troy, Michigan 48084

TAX MAP-PARCEL NUMBERS: 141-07-B-6 09D 81729

WARRANTY DEED

6020 06/04 0101 03CHECK 497.40

FOR AND IN CONSIDERATION of the sum of **$ 132000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy H. Bauer, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Chiu Yeung Li,** 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. 6 on the Plan of Somerset Farms, Section One, of record in Book 7900, page 327, said Register's Office.

SAID Lot No. 6, which is a corner lot, fronts 36.57 feet on the southeasterly margin of Somerset Farms Drive and fronts 63.55 feet on the northeasterly margin of Roslyn Court, said frontages being joined by a curve having a length of 37.36 feet, and extends back 95.00 feet on the northeasterly line and 77.15 feet on the southeasterly line, to a point of intersection.

BEING the same property conveyed to Nancy H. Bauer, a single woman, by deed from Somerset Farms, a Tennessee Joint Venture, of record in Book 9457, page 468, said Register's Office.

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

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 327, said Register's Office, which shows 20 and 15 foot minimum building setback lines from Somerset Farms Drive and Roslyn Court, respectively, together with additional setback designations, and 15 foot easement for Nashville, Electric Service, South Central Bell and cable television purposes along the northwesterly and southwesterly lines of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 8556, page 11, Book 9383, page 526, Book 9662, page 869, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7041 Somerset Farms Drive, Nashville, TN 37221

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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 28th day of May, 1998.

Nancy H. Bauer

State of Tennessee
County of Davidson

On this 28th day of May, 1998, before me the undersigned authority, personally appeared **Nancy H. Bauer**, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 132000.00

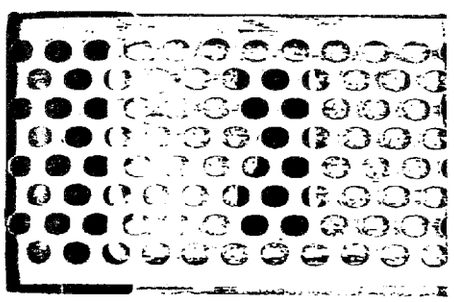
Affiant

Sworn and subscribed before me on the 28th day of May, 1998.

S. A. WAECHTER NOTARY PUBLIC LA DAVIDSON COUNTY

Notary Public

My Commission Expires: 5-5-99



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

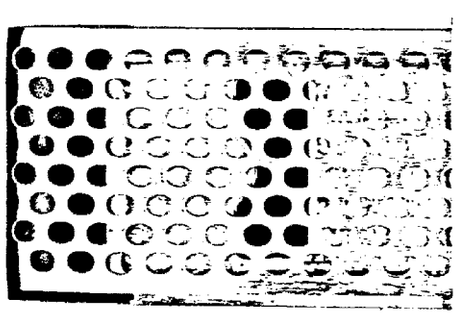
FOR _____

BOOK 10952 PG 152

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	
				132000.00
			CON TX	488.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	497.40
			CHECK	497.40
06/04/98	01		10:25 0001	6020

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0446119

IDENTIF. & REFERENCE

98 JUN -4 AM 10:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1301928