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Box 58A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: November 2000
(AFFIX SEAL)

PAULA M. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COMBOS & ASSOCIATES, P.C., 315 Deaderick Street, Ste. 1430, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leesan Huang (NAME)	New Owner (NAME)	
2828 Erica Place (ADDRESS)	SAME (ADDRESS)	GROUP 11
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 114

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, Lewis E. Murphree, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leesan Huang and wife, Alice Huang

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 Lot No. 2 of Block "G" on the Map of Berry Hill Gardens, of record in Book 1130, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete description.

Being the same property conveyed to Adron R. Owens and wife, Pearl B. Owens by deed from John U. Wilson and wife, Louise Wilson, of record in Book 1493, page 327, Register's Office for Davidson County, Tennessee, the said Adron Owens and wife, Pearl B. Owens having since died, he having since died, he having predeceased her, and she having died intestate, survived byt he following heirs-at-law: Martha Eanes, Lewis E. Murphree, and Ann M. McBride. Lewis E. Murphree conveyed an undivided one-third interest to Ann M. McBride by deed of record in Book 5649, page 329, Register's Office for Davidson County, Tennessee. The said Ann M. McBride died testate and Martha Eanes and Lewis E. Murphree each acquired a one-third interest under her Will, of record in Book 8179, page 42, said Register's Office. Martha M. Eanes died testate and James T. Eanes acquired her two-thirds interest in the above described property by her Will of record in Book 8179, page 46, said Register's Office. James T. Eanes further conveyed all his interest in said property to Lewis E. Murphree by Quitclaim Deed of record in Book 8179, page 49 and by Quitclaim Deed of record in Book 9039, page 854, said Register's Office.

This property conveyance is subject to the Plan of record in Plat Book 1130, page 38; any and all restrictive convenants and/or easements running with the land and taxes for the current year which have been prorated and assumed by the Grantee.

unimproved ( )
This is improved (X) property, known as 2828 Erica Place, Nashville, TN 37204
(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 22nd day of September 19 98

Lewis E. Murphree

Lewis E. Murphree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lewis E. Murphree, a single person

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 Nashville, Tennessee, this 22nd day of September, 19 98

Commission expires November 24, 2001

Paula M Thompson
Notary Public

PAULA M. THOMPSON 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

IDENTIF. ↑ REFERENCE

98 SEP 23 PM 12:47

BILL GARNELL REGISTER
DAVIDSON COUNTY, TN.

04090933

4078 09/23 0101 03CHECK

399.50

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
			CAMT	105000.00
			CON TX	388.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	399.50
			CHECK	399.50

09/23/98 01 12:48 0001 4078

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0490933
IDENTIF. # REFERENCE

98 SEP 23 PM 1:47

[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1349424