Rus

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

LIMITED WARRANTY DEED

BOOK 11317 PAGE 947

Address New Owner(s) as follows: **RAY YAN and wife, REBECCA YAN, 2206 Cottage Hill Drive, Antioch TN 37013**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map and Parcel No. **120-16, Parcel No. 2, Field Book No. 2DU-00695.**

For and in consideration of the sum of **EIGHTY SIX THOUSAND ($86,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **RICHARD W. JENKINS and FRANK M. BESS, JR.**, Co-Administrators Cum Testamento Annexo of the Estate of **MARY GLADYS COLE A/K/A GLADYS S. COLE, deceased**, hereinafter referred to as Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **RAY YAN and wife, REBECCA YAN**, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property known as **1613 Murfreesboro Road, Nashville, Davidson County TN 37217.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **RAY YAN and wife, REBECCA YAN,** their heirs and assigns, forever; and Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and that the same is unencumbered, except as shown herein. Grantors do further covenant and bind themselves/their heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto.**

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 22nd day of January 1999.

RICHARD W. JENKINS

FRANK W. BESS, JR.

Co-Administrators Cum Testamento Annexo of the Estate of **MARY GLADYS COLE A/K/A GLADYS S. COLE**, deceased

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **RICHARD W. JENKINS and FRANK W. BESS, JR.**, Co-Administrators Cum Testamento Annexo of the Estate of **MARY GLADYS COLE A/K/A GLADYS S. COLE**, deceased, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument as Co-Administrators Cum Testamento Annexo of the Estate of **MARY GLADYS COLE A/K/A GLADYS S. COLE**, Deceased, for the purposes therein contained and being authorized to do so.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of January 1999.

Notary Public

My commission expires 28 May 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**86,000.00**.

Affiant

Subscribed and sworn to before me this 28th day of January 1999.

Notary Public

My commission expires 28 May 2002

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

EXHIBIT A

Real property located at and known as **1613 Murfreesboro Road, Nashville, Davidson County, Tennessee 37217**
Map No. 120-16, Parcel No. 02.
Field Book No. 2DU-00695

Land in Davidson County, Tennessee, being described according to a survey of Benny M. Cantrell, Tennessee Registered Land Surveyor No. 1638, Surveyors Group, Inc., P. O. Box 293192, Nashville, Tennessee 37229, dated 22 July 1998 attached hereto as **EXHIBIT A-1**, as follows, to wit:

BEGINNING at a point in the southerly right-of-way line of Murfreesboro Pike, said point being the northwesterly corner of property conveyed to Corporex Key Limited Partners by instrument of record in Book 7089, page 38, Register's Office for Davidson County, Tennessee, and being the northeasterly corner of the herein described tract; thence, leaving said right-of-way line with the westerly line of said Corporex Key Limited Partners property, South 3° 32' 45" West 223.71 feet to an iron rod; thence, continuing with the northerly line of said Corporex Key Limited Partners property, North 86° 15' 56" West 68.56 feet to an iron rod; thence, leaving said northerly line of Corporex Key Limited Partners property and along the easterly line of property vested in Sam Norton, Jr., and wife, Dorothy R. Norton, by deed of record in Book 3870, page 580, said Register's Office, said line being further described as lying approximately 2.0 feet east and parallel to an existing masonry block building, North 2° 09' 03" East 250.86 feet to an iron rod located in the southerly right-of-way line of Murfreesboro Pike; thence, leaving said easterly line of the Norton property and along the southerly right-of-way line of Murfreesboro Pike, South 66° 22' 00" East 79.50 feet to an existing iron pin and the point of beginning, and containing 16,947 square feet or 0.389 acre, more or less.

Being the same property conveyed to C. B. Sanders and wife, Eva Oline Sanders, by Deed from A. S. McMahon and wife, Aline McMahon, as shown of record in Book 658, page 190, Register's Office for Davidson County, Tennessee.

The said Eva Oline Sanders, being one and the same person as Eva Gambill Sanders, predeceased the said C. B. Sanders on 03 April 1968.

C. B. Sanders was one and the same person as Charles Bailey Sanders.

The said Charles Bailey Sanders died testate on or about 15 November 1974, without issue and leaving a Last Will and Testament which was admitted to probate in the Probate Court, Davidson County, Tennessee, Rule No. **61080**.

Being the same property devised to Clifton H. Sanders and Gladys Sanders Cole under the Last Will and Testament of Charles Bailey Sanders as shown of record in Will Book **112**, page **759**, Probate Court, Davidson County, Tennessee.

Being the same property vested in Gladys S. Cole, who was one and the same person as Gladys Sanders Cole and Mary Gladys Cole, under the Last Will and Testament of Clifton H. Sanders as shown of record in Will Book **212**, page **714**, Probate Court, Davidson County, Tennessee.

This real property is being sold pursuant to a Decree for Partition by Sale entered in the Estate of Mary Gladys Cole a/k/a Gladys Sanders Cole, deceased, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Rule No. **97P-1664**, as shown of record in Minute Book 434, page 144, and by Order of Sale as shown of record in Minute Book **437**, page **550**, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

0542725

IDENTIF. & REFERENCE

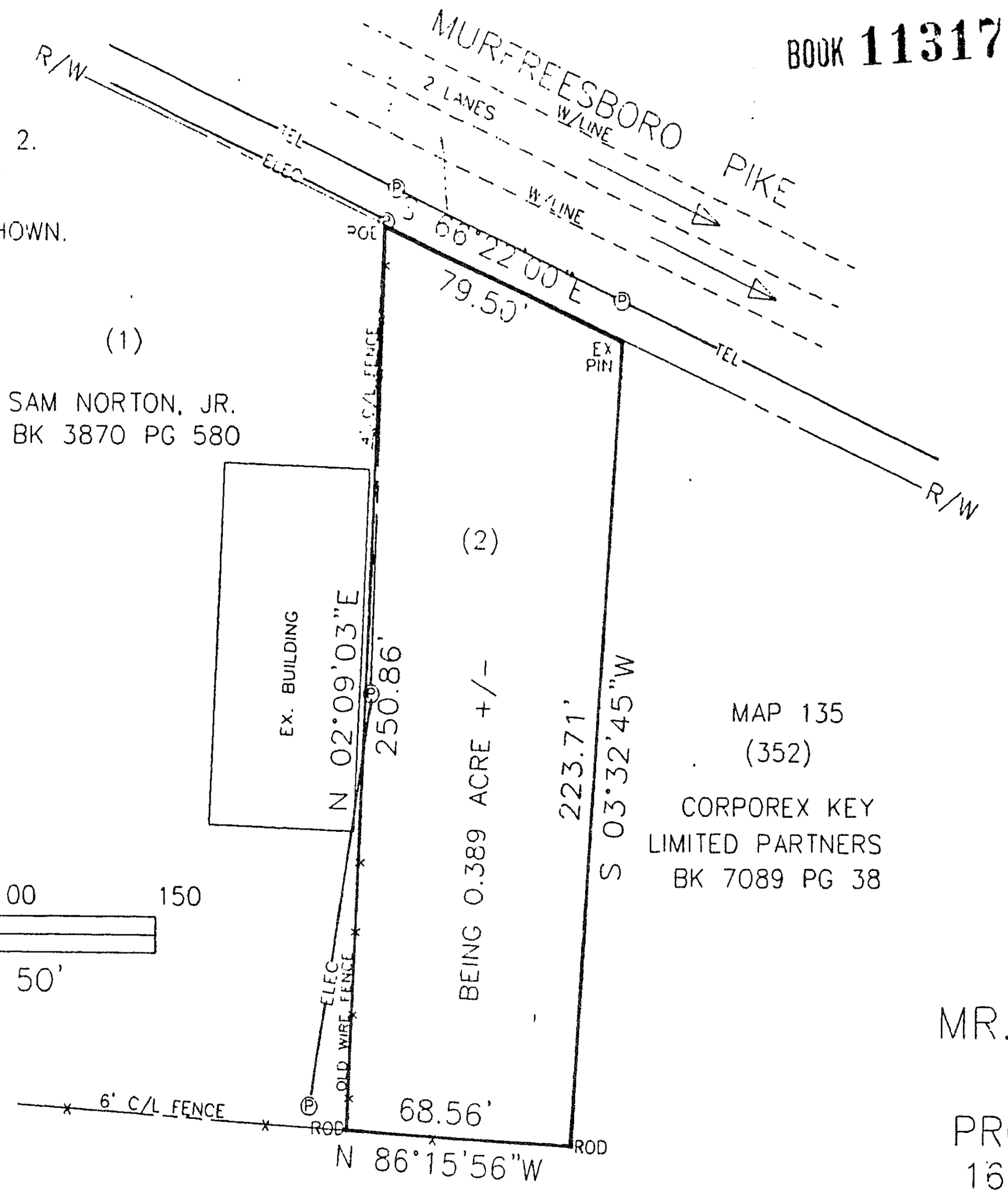
BOOK 11317 PAGE 950

99 JAN 29 PM 4:24

BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

GENERAL NOTES

1. DEED REF: BK 658, PG 190, RCDC.
2. MAP REF: MAP 120-16, PARCEL No. 2.
3. BEARING SHOWN HEREON ARE BASED ON PLAT BK 6250, PG 694, RCDC.
4. UNDERGROUND UTILITIES ARE NOT SHOWN.
5. OVERHEAD UTILITIES WERE LOCATED AS SHOWN HEREON.
6. THIS PROPERTY CONTAINS 16,947 SQUARE FEET OR 0.389 ACRE.
7. NO TITLE REPORT FURNISHED TO THIS SUEVEYOR.
8. PROPERTY CORNERS SET/EXIST AS SHOWN HEREON.



MAP 135
(352)

CORPOREX KEY
LIMITED PARTNERS
BK 7089 PG 38

BENNY M. CANTRELL
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
TENNESSEE NO. 1698

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

9141 01/29 0101 03CHECK 337.20

EXHIBIT A-1

JULY 22, 1998

50 0 50 100 150

GRAPHIC SCALE - FEET 1" = 50'

MR. RICHARD JENKINS
A
PROPERTY LINE SURVEY
1613 MURFREESBORO PIKE
IN NASHVILLE, TENNESSEE
MAP 120-16 PARCEL 2

SURVEYCRS GROUP, INC.
P O BOX 293192
NASHVILLE, TN. 37229
(615) 871-0938

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11317 PAGE 951

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0542725
IDENTIF. A REFERENCE

99 JAN 29 PM 4:24

LILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	86000.00
CON TX	318.20
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	337.20
CHECK	337.20

01/29/99 01 16:23 0001 9141

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418517