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06188820

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):
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@home.com
W & I Ref: (mec) Title No: 40842
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tao Yang Wei Zhang 1628 Glenridge Drive Nashville, TN 37221	SunTrust Bank, Nashville, N.A. 201 Fourth Avenue, N., 7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 142-13-A-086

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Patrick Frutiger and wife, Helen G. Frutiger,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Tao Yang and spouse, Wei Zhang _____, 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. 86 on the Plan of Riverside, Phase 2 of record in Plat Book 7900, Page 656, Register's Office for said County.

SAID Lot No. 86 fronts 73.5 feet on the southerly margin of Glenridge Drive and extends back 221.61 feet on the westerly line and 200.99 feet on the easterly line to a dead line in the rear, measuring 83.39 feet thereon.

BEING the same property conveyed to Robert Patrick Frutiger and wife, Helen G. Frutiger by deed from Rochford Realty and Construction Co., Inc. of record in Book 10092, Page 96, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 656, said Register's Office, which Plan shows a 20 foot minimum building setback line from Glenridge Drive, together with a designated building site and 15 foot easement for public utility and drainage purposes along the rear and front line(s) of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7185, Page 619, Book 7405, Page 780, 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: 1628 Glenridge 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.

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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 on May 27, 1999.

Robert Patrick Frutiger
Robert Patrick Frutiger

Helen G. Frutiger
Helen G. Frutiger

State of TEXAS
County of DALLAS

On MAY 27, 1999, before me the undersigned authority, personally appeared Robert Patrick Frutiger and Helen G. Frutiger, 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.

Notary Public

My Commission Expires: 5/4/2002

CINDY J. JARRELL
MY COMMISSION EXPIRES
May 4, 2002

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 200,900.00

Affiant

Sworn and subscribed before me on July 22, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/12/99

Wldoc: Deed Wty QDoc

This acknowledgment is only used if the owners will be signing separately. Refer to #5 on the previous page.

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STATE OF Tennessee }
COUNTY OF Davidson }s.s.

On June 1, 1999 before me, William H. Coombs, a Notary Public in and for said County and State, personally appeared Helen Grinnell Fruttiger personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature _____

My Commission expires: WILLIAM H. COOMBS Notary Public, Davidson Co., TN My Comm. Expires March 25, 2000

(This area for official notarial seal)

REQUIRED NOTARY PUBLIC INFORMATION

(This is required to be completed on all transactions)

Notary Public's Business Address: UNION PLANTERS NATIONAL BANK
5101 HARDIN ROAD
NASHVILLE, TN 37205-2802

Notary Public's Business Phone:

Notary Public's Name: WILLIAM H. COOMBS Notary Public, Davidson Co., TN My Comm. Expires March 25, 2000

(Please print or type)

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0618820

IDENTIF. & REFERENCE

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT
200900.00
ERR CO
MAMT
200900.00-
CAMT
200900.00
CON TX 743.33
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 758.33
CHECK 758.33

08/02/99 01 12:58 0001 0221

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498447