File Box 87 JCD

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Jang-Dong Chang	Leader Federal Mortgage, Inc.	MAP 161-11
571 Huntington Parkway	P.O. Box 275	PARCEL 63
Nashville, TN 37211	Memphis, TN 38101-0275	6DU-73103

WARRANTY DEED BOOK 7613 PAGE 53

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,

Kuo-Chun Tsai and wife, Helena F. Tsai

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jang-Dong Chang and wife, Bee-Ling Chang

hereinafter called the Grantee, Grantee's 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. 371 on the plan of Section Three, Huntington Park, of record in Book 4460, page 68, Register's Office for said County.

SAID Lot No. 371 fronts 78.0 feet on the southerly margin of Huntington Parkway and extends back 138.56 feet on the westerly line and 127.41 feet on the easterly line to a dead line in the rear, measuring 78.79 feet thereon.

BEING the same property conveyed to Kuo Chun Tsai and wife, Helena F. Tsai by deed from Ernest D. Henson and wife, Shirley D. Henson of record in Book 6676, page 129, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4577, page 789, said Register's Office, and to the matters set forth in the above referenced plan of record.

1988 07/27 0101 USCHECK 306.50

This instrument is executed on behalf of Kuo-Chun Tsai by Helena F. Tsai as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is (~~NOT~~)improved property, known as 571 Huntington Parkway, Nashville, TN 37211.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of July, 1988.

Kuo-Chun Tsai
Kuo-Chun Tsai
BY: Helena F. Tsai, Attorney in Fact

Helena F. Tsai
Helena F. Tsai

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of July, 19 88, before me personally appeared Helena F. Tsai, 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 that She executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7613 PAGE 54

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 27th day of July, 19 88.

My Commission Expires: 10-24-88

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, the within named Helena F. Tsai, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Kuo-Chun Tsai as his Attorney in Fact as the free act and deed of the within named Kuo-Chun Tsai. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of July, 1988.

_____
NOTARY PUBLIC

My commission expires: 10-24-88

WARRANTY DEED

from:
KUO-CHUN TSAI and wife,
HELENA F. TSAI

to:
JANG-DONG CHANG and wife,
BEE-LING CHANG

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Cresimoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27692

"EXHIBIT A"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7613 PAGE 55

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Helena J. Tsai
Affiant

Sworn to and subscribed before me this 27th day of July, 19 88.

Notary Public

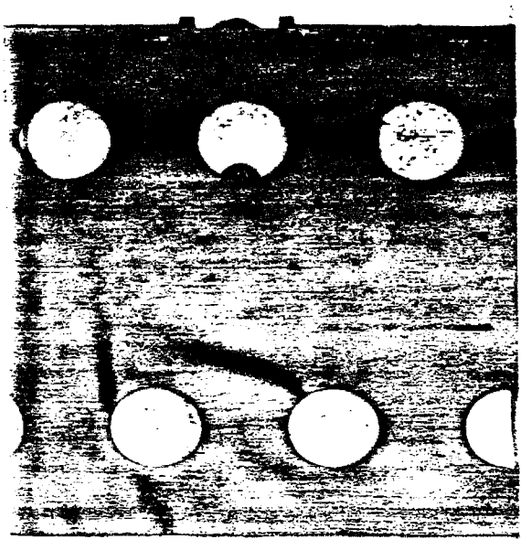
My Commission Expires: 10-24-88

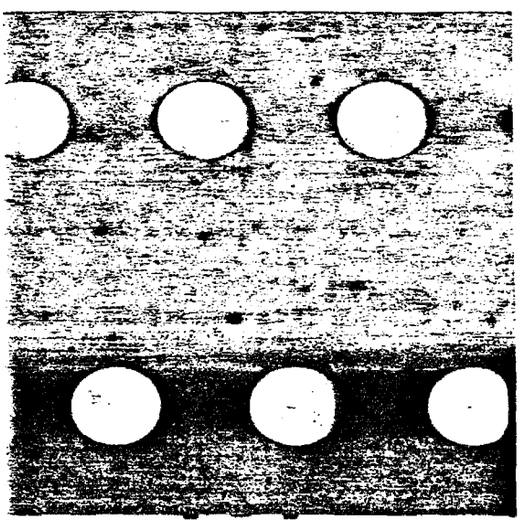
IDENTIFICATION REFERENCE

Jul 29 12 00 PM '88

FELIX J. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

53979





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7613 PAGE 56

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	90000.00
CON TX	297.00
PRFEE	0.50
WDEED	9.00
TOTAL	306.50
CHECK	~~306.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07-27-88 02 12:02 0001 2578

53979

IDENTIFICATION REFERENCE

JUL 29 12 00 PM '88

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 118282