THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Kuan-Chan Lin 318 Lynn Drive Nashville, TN 37211	Leader Federal Mortgage, Inc. P.O. Box 275 Memphis, TN 38101-0275	MAP 147-1 PARCEL 82 6DU-23535

WARRANTY DEED

BOOK 7778 PAGE 116

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, Kenneth G. Gibbs and wife, Virginia C. Gibbs hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kuan-Chan Lin and wife, Hung-Ming Sung 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. 348 on the plan of Section Three Caldwell Hall, of record in Book 2900, page 131, Register's Office, for said County.

SAID Lot No. 348 fronts 85.0 feet on the northerly margin of Lynn Drive and extends back 153.3 feet on the easterly line and 152.9 feet on the westerly line to a dead line in the rear, measuring 85.0 feet thereon.

BEING the same property conveyed to Kenneth G. Gibbs and wife, Virginia C. Gibbs by deed from James Lawrence McClurg and wife, Dimple G. McClurg of record in Book 6539, page 431, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3164, page 222, said Register's Office, and to the matters set forth in the above referenced plan of record.

10986.

IDENTIFICATION REFERENCE

Feb 23 12 06 PM '89

FELIX Z. WILKINS, REGISTER
DAVIDSON COUNTY, TENNESSEE

9625 02/23 0101 03CHECK 285.35

This is (an) improved property, known as 318 Lynn Drive, 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 17th day of February, 1989.

Virginia C. Gibbs

Kenneth G. Gibbs

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of February, 1989, before me personally appeared Kenneth G. Gibbs, 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 he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 $ 84,500.00.

Kuan-Chan Lin, Hung-Ming Sung
Affiant

Subscribed and sworn to before me, this the 21st day of February, 1989.

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF GA
COUNTY OF Gwinnett

On this 20 day of February, 19 89, before me personally appeared Virginia C. Gibbs, to me known (or proved to me on the basis of satisfactory evidenct) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that s he executed the same as her free act and deed.

Notary Public

My Commission Expires: [illegible] Sept 3, 1990

WARRANTY DEED

from:

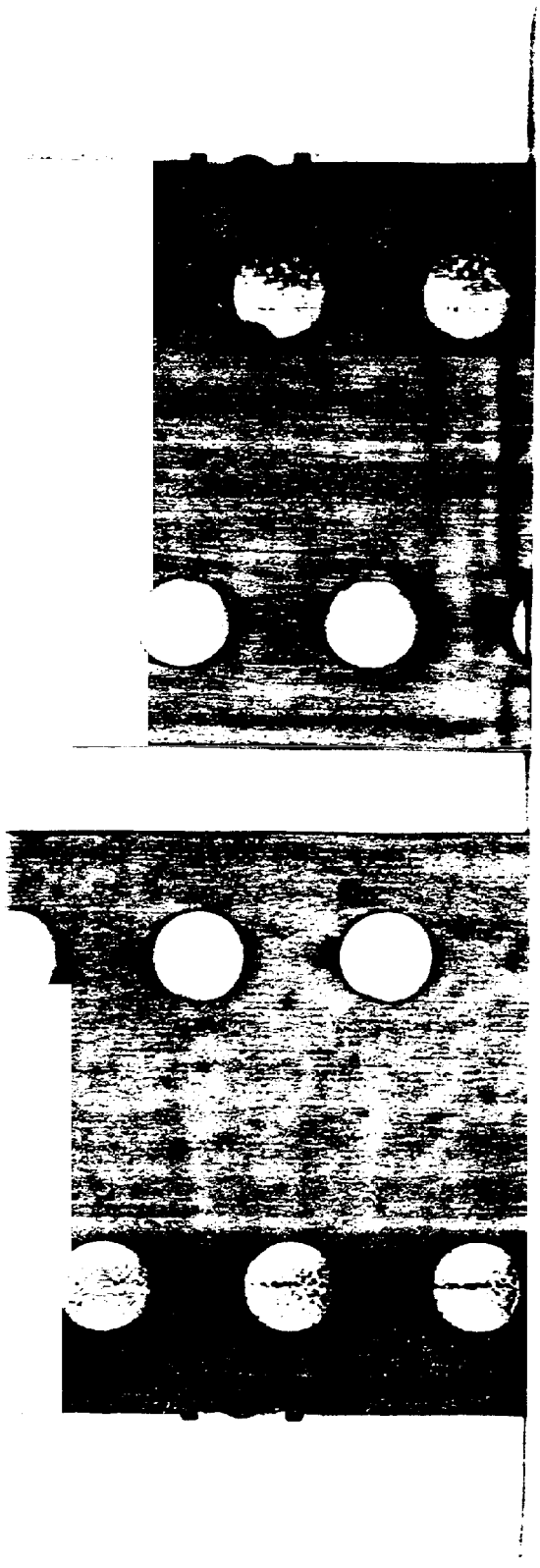
Kenneth G. Gibbs and wife,
Virginia C. Gibbs

to:

Kuan-Chan Lin and wife,
Hung-Ming Sung

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7778 PAGE 118

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 84500.00
CON TX 278.85
PRFEE 0.50
WDEED 6.00
TOTAL 285.35
CHECK 285.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/23/89 12:08 0001 9625

10986

IDENTIFICATION

Feb 23 12 05 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184060