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WARRANTY DEED

FROM: Michael Graham Shears and Pong Moon Chang, Grantors

TO: Fred VonColln, Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
114 20th Avenue So. Nashville, TN 37203		92-16-147
		Field Book Numbers
	New Owner	10W-07430

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Five Thousand Dollars ($205,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9 day of January, 1990.

Notary Public

My Commission Expires: 3/27/93

FOR AND IN CONSIDERATION OF the sum of Two Hundred Five Thousand Dollars ($205,000), the receipt and sufficiency of which are hereby acknowledged, MICHAEL GRAHAM SHEARS and PONG MOON CHANG, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said FRED VONCOLLN, Grantee, his heirs, successors, 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. 31 on the Map of John H. Williams' First Subdivision of Block 147 and 148 in Boyd's Home Tract, as of record in Book 57, Page 154, Register's Office for said County.

Said Lot No. 31 fronts 50 feet on the easterly side of 20th Avenue, South (formerly Boyd Avenue) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Michael Graham Shears and Pong Moon Chang, by deed from Mary Potts Anderson, a widow, of record in Book 5119, Page 429, Register's Office for Davidson County, Tennessee.

This is improved property, known as 114 20th Avenue South, Nashville, Tennessee 37203.

This conveyance is expressly made subject to the lien for 1990 taxes which have been prorated and will be paid by Grantee.

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, his heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 5th day of January, 1990.

Michael Graham Shears
MICHAEL GRAHAM SHEARS

Pong Moon Chang
PONG MOON CHANG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, MICHAEL GRAHAM SHEARS, 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, at Office, this 8 day of January, 1989.
90

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tracie L. Lambert, a Notary Public of said County and State, PONG MOON CHANG, 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, at Office, this 8th day of January, 1989.
90

Tracie L. Lambert
Notary Public

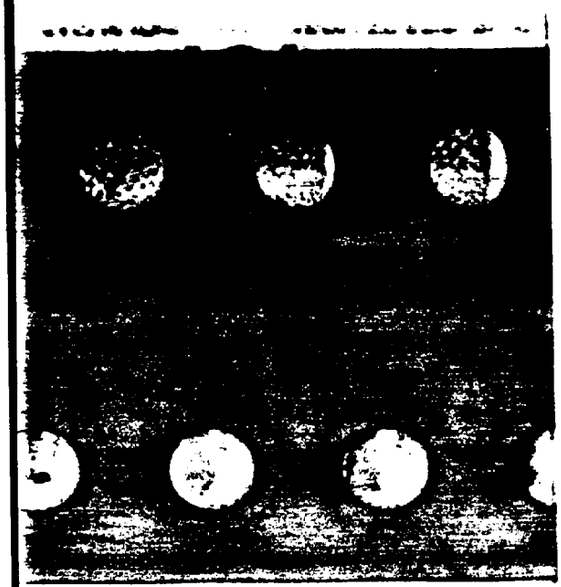
My Commission Expires: May 22, 1993

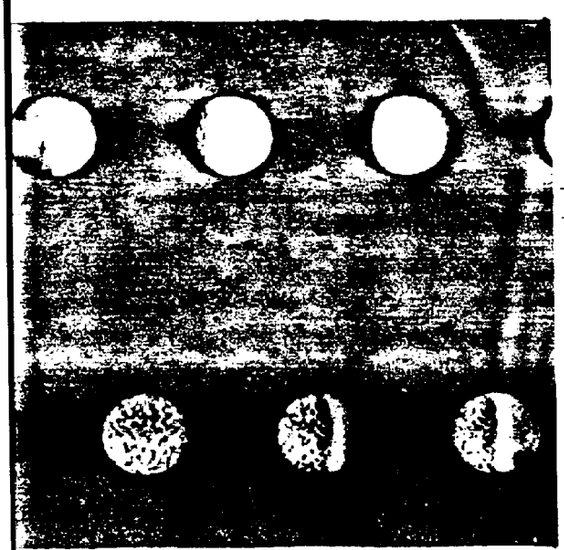
95121

IDENTIFICATION REFERENCE

JAN 9 2:50 PM '90

2751J/01-04-90





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	
				205000.00
			CON TX	676.50
			PRFEE	1.00
			WDEED	9.00
			TOTAL	686.50
			CHECK	686.50
01/09/90	01	14:49	0001	1639

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9512 1

IDENTIFICATION REFERENCE

JAN 9 2 50 PM '90

DAVIDSON COUNTY, TN

No. 282773