WARRANTY DEED

BOOK 8378 PAGE 92

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Ste 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MIN S. CHANG (NAME)	ATLANTIC COAST MORTGAGE COMPANY (NAME)	Map 103-12
216 Cherokee Road (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, Ste 400 (STREET ADDRESS)	Parcel 56
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	F.B.#26W4285

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WILLIAM WARNER MCNEILLY, JR., Executor of the estate of Mabel Irene Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MIN S. CHANG AND WIFE, MARY ELLEN DEES

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 39 Block "I" on the Plan of Cherokee Park Third Section, as of record in Plat Book 843, pages 2 & 3, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Monette Alice Baker, an unmarried woman by installment deed from W. H. Johnston and wife, Bessie Johnston of record in Book 946, page 63, said Register's Office. Monette Alice Baker has since died and devised said property to Mabel Irene Baker by Will of record in Will Book 71, page 95, Probate Court for Davidson County, Tennessee. Mabel Irene Baker has subsequently died. Said title being vested in William Warner McNeilly, Jr. as Executor of the estate of Mabel Irene Baker, one and same as Mabel I. Baker.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 843, pages 2 & 3, said Register's Office.

FELIX Z. WHITE, JR. REGISTER (DAVIDSON COUNTY, TN.)
JUN 19 9 15 AM '91
IDENTIFICATION REFERENCE
237.1.2

unimproved ( )
This is improved (XX) property, known as 216 Cherokee Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of June, 1991

WILLIAM WARNER MCNEILLY, JR.
Executor of the estate of Mabel Irene Baker

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM WARNER MCNEILLY, JR., Executor of the estate of Mabel Irene Baker with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 14th day of June, 19 91.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

3516 06/19 0101 03CHECK 353.50

STATE OF TENNESSEE)
COUNTY OF Davidson County)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Mary Ellen Dees
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 1991.

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

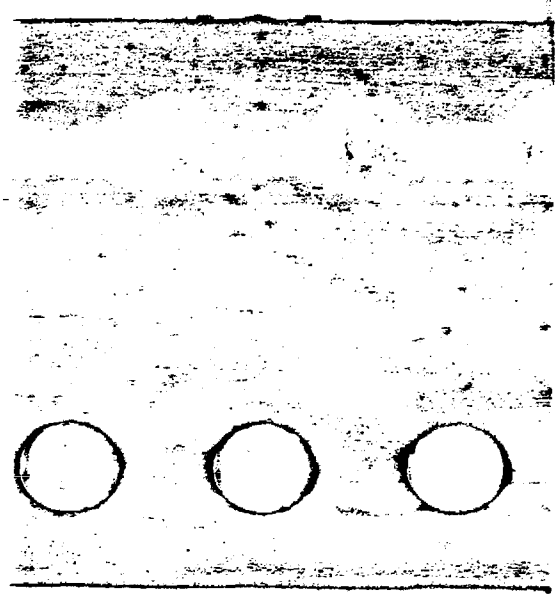
Notary Public

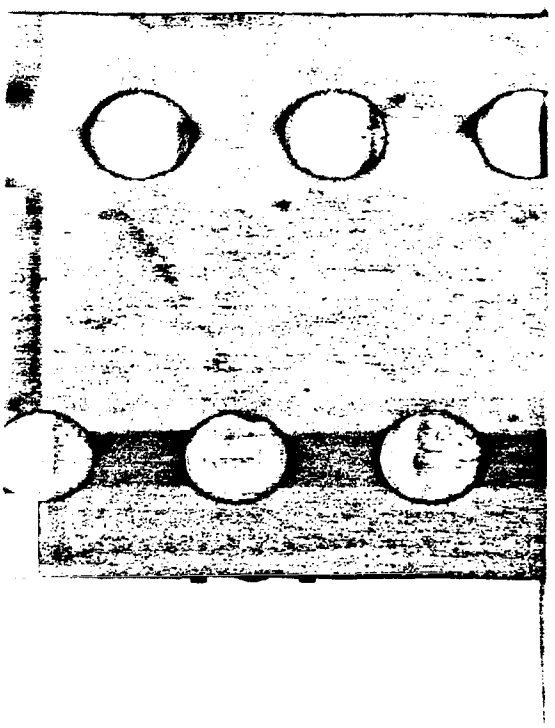
WARRANTY DEED

FROM WILLIAM WARNER MCNEILLY, JR., Executor of the estate of Mabel Irene Baker

TO MIN S. CHANG AND WIFE, MARY ELLEN DEES

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8378 PAGE 94

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
105000.00
CON TX 346.50
PRFEE 1.00
WDEED 6.00
TOTAL 353.50
CHECK 353.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 09-19 0001 5516

237.1.2.

IDENTIFICATION REFERENCE

JUN 19 9 15 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 432532