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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 91

Notary Public

MY COMMISSION EXPIRES: January 11, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jordan and Associates, One Burton Hills Blvd, Ste.220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jiann-Shiun Lew	CTX Mortgage Company	155080A 013.00
(NAME)	(NAME)	
7009 Poplar Creek Trace	3333 Lee Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Dallas, Texas 75219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, W. Gary Blackburn and wife, Shirley H. Blackburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jiann-Shiun Lew and wife, Yuh-Ling Chien

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 13 on the plan of Subdivision for Phase 1 of Poplar Creek Estates, of record in Book 6250, page 647, Register's Office for said County.

Said Lot No. 13 fronts 78.39 feet on the southerly margin of Poplar Creek Trace and extends back 140.68 feet on the easterly line and 141.51 feet on the westerly line to a dead line in the rear, measuring 78.39 feet thereon.

Being the same property conveyed to W. Gary Blackburn and wife, Shirley H. Blackburn by deed from Dough H. Meigs and wife, Vergie M. Meigs and Donald L. Parker and wife, Katherine Parker of record in Book 7010, page 878, Register's Office, Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Subdivision for Phase 1 of Poplar Creek Estates, as said areas are set forth and defined in Restrictions of record in Book 5349, page 921, Book 6474, page 346, as amended in Book 6486, page 587, Book 6474, page 354, as amended in Book 6486, page 588, and Book 6662, page 433, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

unimproved ( )
This is improved (X) property, known as 7009 Poplar Creek Trace, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 28th day of June, 19 91

W. Gary Blackburn

Shirley H. Blackburn

DCTN01W 12/88
First Data Systems, Inc.
1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned W. Gary Blackburn and wife, Shirley H. Blackburn a Notary Public in and for said County and State, the within named

the bargainor they, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 28th day of June 19 91.

Commission expires January 11, 1992

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM

W. Gary Blackburn and wife, Shirley H. Blackburn

TO

Jiann-Shiun Lew and wife, Yuh-Ling Chien

RETURN TO:

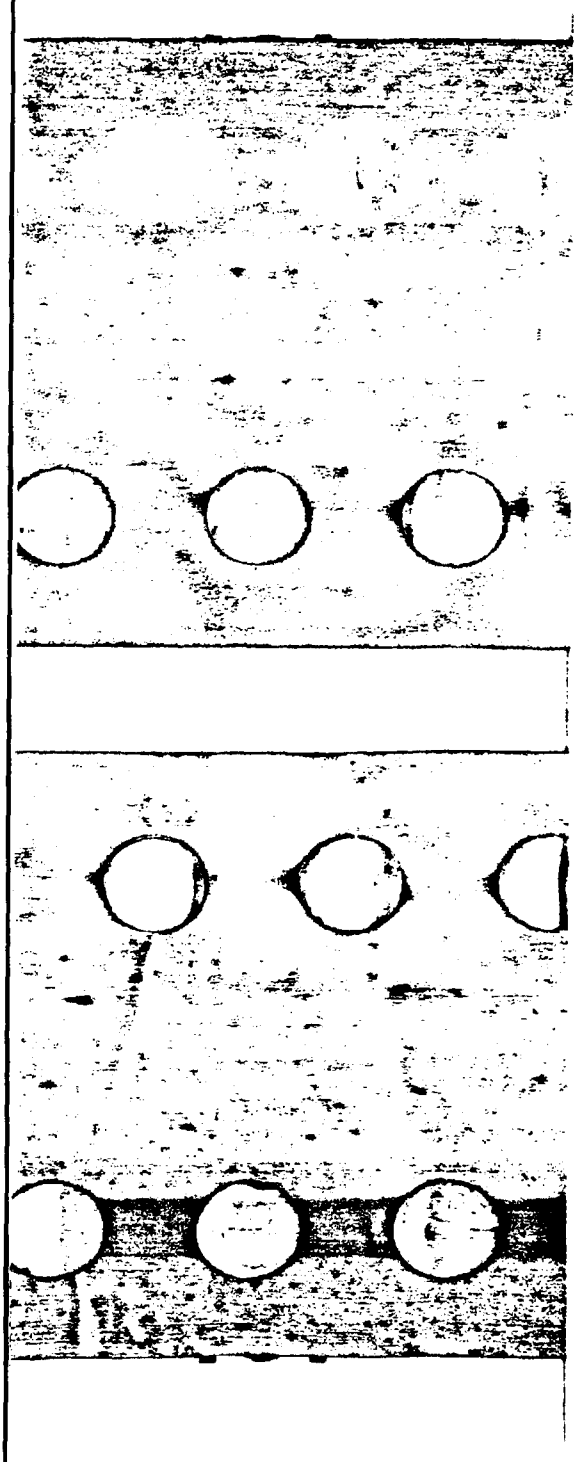
Jordan and Associates
One Burton Hills Blvd, Ste.220
Nashville, TN 37215

7427 07/01 0101 CHECK 519.45

JUL 12 32 PM '91

2 7 1 3 8

IDENTIFICATION



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 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 138500.00
CON TX 512.45
PRFEE 1.00
MDEED 6.00
TOTAL 519.45
CHECK 519.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/01/91 01 12:34 0001 7427

27.138.

IDENTIFICATION REFERENCE

JUL 1 12 32 PM '91

FELIX Z. WILSON
REGISTER

No. 436498