FORM NO. WD-1

RECORDERS MEMO
LEGIBILITY OF WRITING, PRINTING OR TYPING IN THIS DOCUMENT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 1993.

Notary Public

MY COMMISSION EXPIRES 5/28/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
2120 Crestmoor Rd., #2008, Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Aaron J. Hsu (NAME)	Mortgage Service America, Inc. (NAME)	Map 147-1
415 Wauford Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 7360 (STREET ADDRESS)	Parcel 188
Nashville, TN 37211 (CITY) (STATE) (P O ZIP)	Reno, Nevada 89510-7360 (CITY) (STATE) (ZIP)	

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, WE, Franklin K.S. Liu and wife, Anna W. Liu,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron J. Hsu and wife, Susan S. Hsu,

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. 522 on the plan of Caldwell Hall, Section 9, of record in Book 3300, page 25, Register's Office for said County.

Said Lot No. 522 fronts 85.15 feet on the westerly margin of Wauford Drive and extends back 211.11 feet on the northerly line and 207.8 feet on the southerly line to a dead line in the rear, measuring 88.6 feet thereon.

Being the same property conveyed to Franklin K.S. Liu and wife, Anna W. Liu by deed from Joan Louise Barton, a widow, of record in Book 4415, page 220, said Register's Office.

This conveyance is made subject to (a) property taxes for 1993 for which Grantees will be responsible, (b) restrictive covenants of record in Book 3285, page 488, said Register's Office, and (c) the matters set forth on said plan of record.

The execution of this deed by Franklin K. S. Liu and wife, Anna W. Liu is effected by the signature of their Attorney-In-Fact, Herman Y. Liu, pursuant to the Limited Power-of-Attorney recorded in said Register's Office immediately prior hereto. 05/18/0101 03CHECK 339.04 recording hereof.

This is unimproved ( ) improved (XX) property, known as 415 Wauford Drive, Nashville, TN 37211
(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 & this 17th day of May, 1993

Franklin K.S. Liu
By: Herman Y. Liu, Atty-In-Fact

Anna W. Liu
By: Herman Y. Liu, Atty-In-Fact

STATE OF TENNESSEE
Davidson County

BOOK 8952 PAGE 341

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

RECEIVED
MAY 19 9 33 AM '93
DAVIDSON COUNTY, TN

2 0 8 4 2.

IDENTIFICATION REFERENCE

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

WARRANTY DEED

FROM
Franklin K.S. Liu and
wife, Anna W. Liu

TO
Aaron J. Hsu and
wife, Susan S. Hsu

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT WAS UNSATISFACTORY AT THE TIME IT WAS RECEIVED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

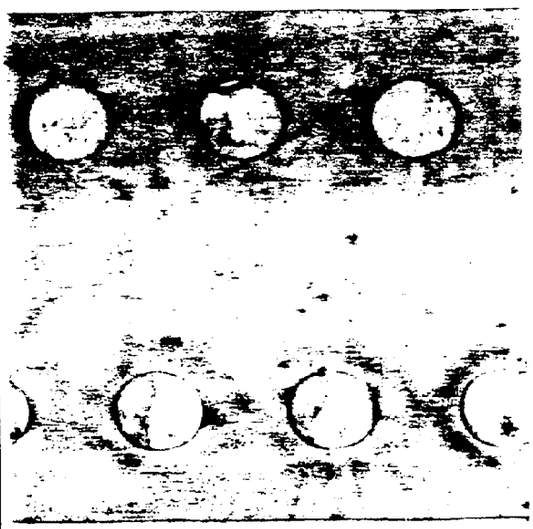
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herman Y. Liu known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Franklin K.S. Liu and Anna W. Liu who acknowledged that they executed the same as the free act and deed of said Franklin, K. S. Liu and Anna W. Liu.

Witness my hand and official seal at Nashville, Tennessee this 17th day of May, 1993.

Commission Expires:
5/28/95

John V. Adams
NOTARY PUBLIC John V. Adams

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 8952 PAGE 342

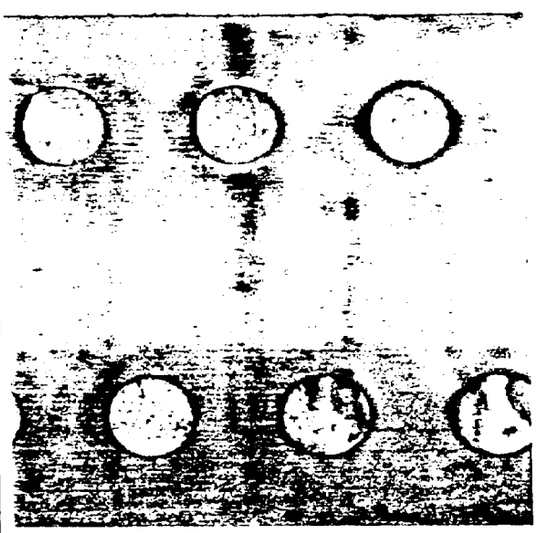
CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MG	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED			PRFEE	PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	89200.00
CON TX	330.04
PRFEE	1.00
WDEED	8.00
TOTAL	339.04
CHECK	339.04

05/19/93 01 09:32 0001 4466

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



20842

IDENTIFI REFERENCE!

MAY 19 9 39 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 652730