Box 17

WARRANTY DEED

BOOK 9333 PAGE 36

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 94

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jin Mi (NAME)	Mortgage Service America Company (NAME)	MAP 161-6
713 McMurray Drive (ADDRESS)	P.O. Box 7360 (ADDRESS)	PARCEL 264
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Reno, NV 69510-7360 (CITY) (STATE) (ZIP)	6DU62521

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, Charles Raymond Spears and wife, Dietlinde E. Spears

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jin Mi

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:

Being Lot No. 13 on the Plan of Huntington Park, Section 5, as of record in Book 4660, page 47, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Raymond Spears and wife, Dietlinde E. Spears by deed from John H. Moses and wife, Vicki L. Moses of record in Book 6378, page 790, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4734, page 353, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1994 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 713 McMurray 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 s this 29th day of April 19 94

Charles Raymond Spears

Charles Raymond Spears

Dietlinde E. Spears

Dietlinde E. Spears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Raymond Spears and wife, Dietlinde E. Spears

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 19 94.

Commission expires May 24, 1997

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

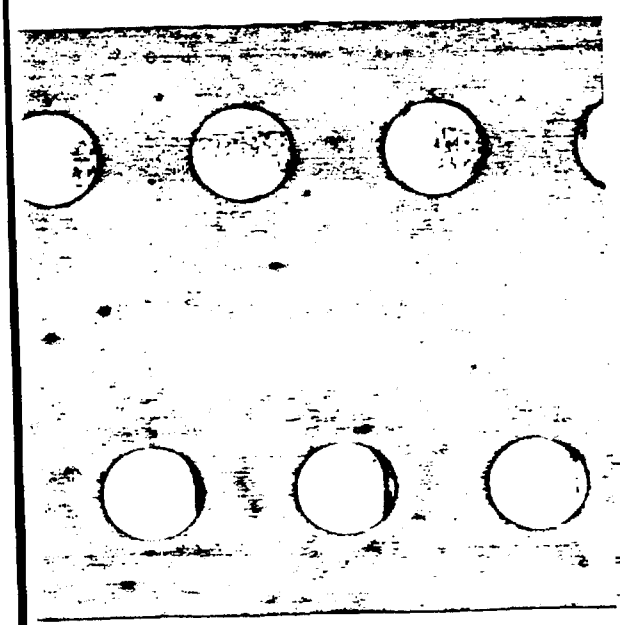
46060

IDENTIF. ↑ REFERENCE

94 MAY -4 AM 8:58

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1709 05/04 0101 03CHECK 332.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

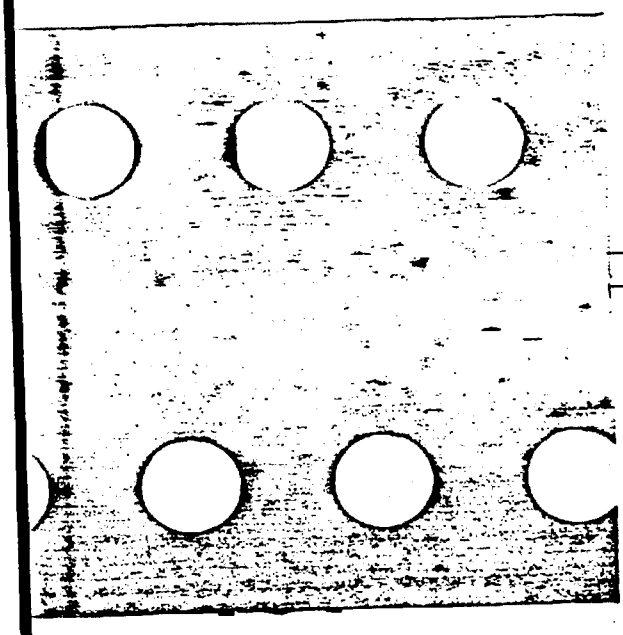
RECEIVED OF _____

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



MAMT 87500.00
ERR CO
MAMT 87500.00-
CAMT 87500.00
CON TX 32.37
PRFEE 1.00
WDEED 8.00
~~TOTAL 41.37~~
~~CHECK 41.37~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/04/94 01 08:58 0001 1709
CON TX 32.37
CON TX 323.75
~~TOTAL 291.38~~
~~CHECK 291.38~~

05/04/94 01 08:58 0001 1710
Total 4 332.75

46060
IDENTIF. ↑ REFERENCE

94 MAY -4 AM 8:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 786791