File #12658
File Box 38
First Title & Escrow

This Instrument Prepared By:
CATHERINE C. HERSHEY
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 9412 PAGE 593

ADDRESS NEW OWNER:
JIE-ZHI WU and CHUAN JI
2007 B Ashwood Avenue
Nashville, Tennessee 37212

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
LEADER FEDERAL BANK FOR SAVINGS
P. O. Box 2926
Memphis, TN 38101-2926

MAP AND PARCEL:
MAP 104-16-B
PARCEL 6
FB# 24W-09211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, KAREN MCARTHUR, unmarried, hereinafter called the GRANTOR, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto JIE-ZHI WU and wife, CHUAN JI, 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 Parcel No. 6 on the Plan of Ashwood Court Townhomes Condominiums, as of record in Plat Book 5200, Page 436, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Ashwood Court Townhomes Condominiums, a horizontal property regime established by Master Deed of record in Book 5932, Page 778, said Register's Office.

Being the same property conveyed to Karen McArthur by deed from Jean K. Crawford (now Lee) and husband, Donald Carlton Lee of record in Book 6552, Page 60, said Register's Office.

This is improved property known as 2007 B Ashwood Avenue, Nashville, TN 37212.

This conveyance is made subject to the following:

1. 1994 County Property Taxes, which have been prorated and assumed by the Grantees; and

2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Ashwood Court Townhouses Condominiums of record in Plat Book 5200, Page 436, Register's Office of Davidson County, Tennessee.

3. Covenants, Conditions, Restrictions and agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By Laws for Ashwood Court Townhouse Condominiums of record in Book 5932, Page 778, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said JIE-ZHI WU and wife, CHUAN JI, their heirs and assigns, forever; and I, KAREN MCARTHUR, do further covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind myself, and my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of July, 1994.

Karen McArthur
KAREN MCARTHUR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, KAREN MCARTHUR, unmarried, with whom I am personally acquainted, and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 14th day of July, 1994.

Catherine C. Hensley
NOTARY PUBLIC

CATHERINE C. HENSLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: January 25, 1997

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $71,500.00.

Jc Chan
AFFIANT

Subscribed and sworn to before me on this 15th day of July, 1994.

NOTARY PUBLIC

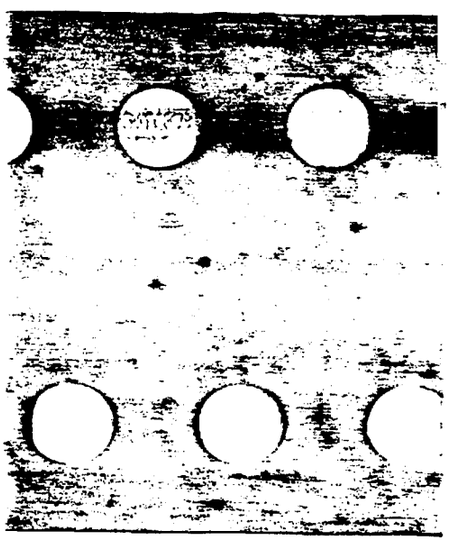
My Commission Expires: 11/25/96

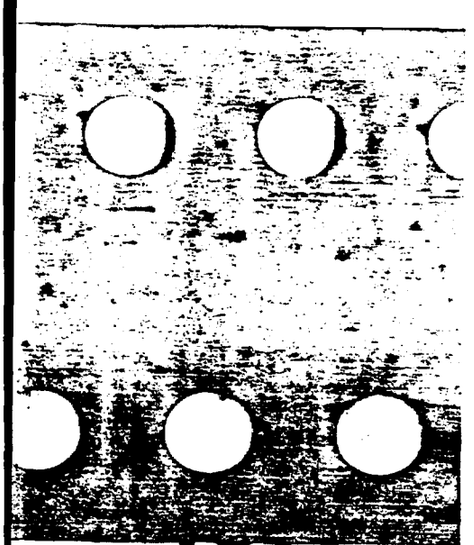
94 JUL 20 AM 10:13
FELIX A. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

72852
IDENTIFICATION REFERENCE

3855 07/20 0101 03CHECK 273-55

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





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 71500.00
CON TX 264.55
PRFEE 1.00
WDEED 8.00
TOTAL 273.55
CHECK 273.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/20/94 01 10:13 0001 8855

72852
IDENTIF. & REFERENCE

94 JUL 20 AM 10: 13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 815438