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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 35727)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 75000.00

Affiant

Sworn and subscribed before me this 20th day of September, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Guangtao Ying Shuhua Ma 2009-B Ashwood Avenue Nashville, TN 37212	PHH US Mortgage Corporation 6000 Atrium Way Mt. Laurel, NJ 08054	104-16-B-008 24W 09213

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Betty T. Tinsley,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Guangtao Ying and spouse, Shuhua Ma,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Parcel No. 8 on the plan of Ashwood Court Townhome Condominiums, of record in Book 5200, page 436, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Mark S. Tinsley by deed from Ruth Clapp Vantrease, unmarried, of record in Book 6971, page 722, said Register's Office. Mark S. Tinsley has since married Kelly Tinsley. Mark S. Tinsley and Kelly Tinsley has since conveyed their interest in said property to Betty T. Tinsley by quitclaim deed of record in Book 8644, page 413, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5932, Page 778, amended in Book 8428, page 246 and Book 8446, page 738, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Ellis A. Tinsley, Sr., the spouse of Betty T. Tinsley, joins in this conveyance solely to convey any marital interest he may have in subject property.

This instrument is executed on behalf of Betty T. Tinsley and Ellis A. Tinsley, Sr. by Mark Steven Tinsley as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

93209

IDENTIF. A REFERENCE

94 SEP 22 AM 10: 16

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

This is improved property, known as: 2009-B Ashwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of September, 1994.

Betty T. Tinsley

Betty T. Tinsley, By: Mark Steven Tinsley, Atty-In-Fact

Ellis A. Tinsley

Ellis A. Tinsley, Sr., By: Mark Steven Tinsley, Atty-In-Fact

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 **Mark Steven Tinsley**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Betty T. Tinsley and Ellis A. Tinsley, Sr.**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of September, 1994.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: Betty T. Tinsley

TO: Guangtao Ying and Shuhua Ma

0949 09/22 0101 03CHECK 286.50

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Mark Steven Tinsley, Affiant

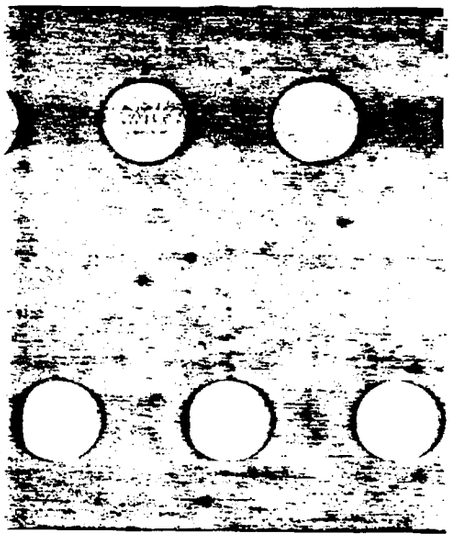
Sworn to and subscribed before me this

20th day of September, 1994

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96



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

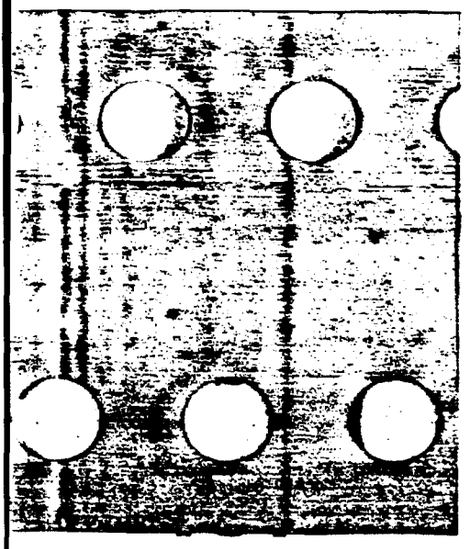
RECEIVED OF _____

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	75000.00
CON TX	277.50
PRFEE	1.00
[illegible]	8.00
TOTAL	286.50
CHECK	286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY [illegible]

09/22/94 01 10:14 0001 0949

93209
IDENTIF. # REFERENCE

94 SEP 22 AM 10: 16
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 837241