BOOK 9494 PG 10

43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,500.00

Wang-Fu Qin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October 19 94

Kathleen M. Walsh
Notary Public

MY COMMISSION EXPIRES: 11-22-97
(AFFIX SEAL)

KATHLEEN M. WALSH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wang-Fu Qin (NAME)	CTX Mortgage Company (NAME)	150-12-A-147CO
1225 Quaise Moor East (ADDRESS)	P.O. Box 19000 (ADDRESS)	2DX-09171
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (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, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wang-Fu Qin and wife, Yan-Xia Zhong

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. 639 on the plan of Phase V-C, Somerset, of record in Book 7900, Page 592, Register's Office for said County.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 5508, Page 923, Register's office for Davidson County, Tennessee. The said Randall Phillips Builder's, Inc., have since changed the name of the corporation to Phillips Builder's, Inc. by corporate name change of record in Book 7298, Page 203, said Register's Office.

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

94 OCT 14 PM 3:38
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 00093

unimproved ( )
This is improved (X) property, known as 1225 Quaise Moor East, Antioch, TN 37013
(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 my hand this 6th day of October 19 94

Phillips Builders, Inc.
By: Clifton Hall
By/its Malvolio, Vice President
Clifton Hall, Sr. Vice President

BOOK 9494 PG 11

STATE OF TENNESSEE
COUNTY OF

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 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 _____

_____, Tennessee, this _____day of _____19_____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned a Notary Public within and for the State and County aforesaid, personally appeared ~~Kathleen~~ Clifton Hall and N/A with whom I am personally acquainted and who upon ~~his/her~~ oath(s) acknowledged ~~himself/herself~~ to be the ~~Vice President~~ Senior Vice President and N/A respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that ~~he/she~~ be as such Sr. Vice President and N/A being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ~~Kathleen~~ Clifton Hall as such Sr. Vice President, and attesting the same by the said N/A as such N/A.

Witness my hand and official seal at office at Nashville, TN on this the 6th day of October 19 94.

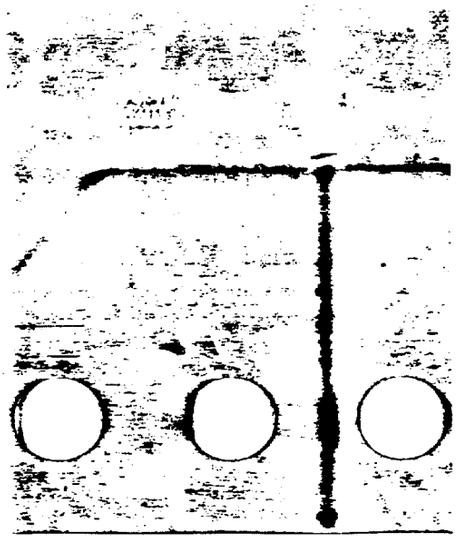
My commission expires 11-22-97

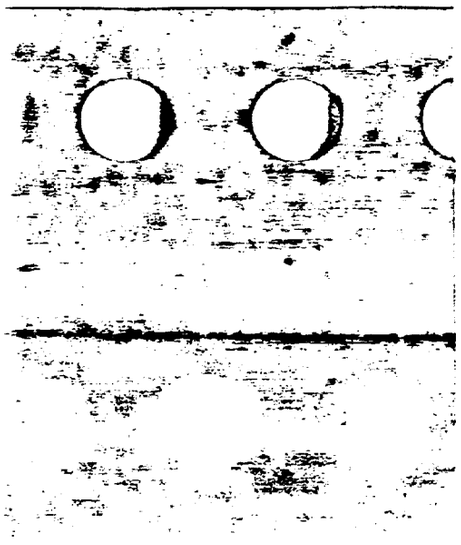
Kathleen M. Walsh
Notary Public

KATHLEEN M. WALSH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

8370 10/14 0101 03CHECK

502.95





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

RECEIVED OF _____

FOR _____

BOOK 9494 PG 12

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	
				133500.00
			CON TX	493.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	502.95
			CHECK	502.95
10/14/94	01		15:58 0001	8370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00093
IDENTIF. & REFERENCE

94 OCT 14 PM 3:58
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 844570