BOOK 9550 PG 163

26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Meg C. Hsu 5 Sycamore Court Antioch, TN 37013	New Owner	Map 162-16A Parcel 42

This instrument prepared by: Robert J. Notestine, III, Attorney at Law, 104 Woodmont Boulevard, Suite 115, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Randall H. Rickard, unmarried, (The "Grantors") has bargained and sold, and by these presents do transfer and convey unto Meg C. Hsu (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 5, Building 9, Section 1, Phase 1, of the Plan of Mill Creek Club Condominium Townhomes, as of record in Book 4860, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Randall H. Rickard by Quitclaim Deed from Andrea P. Brun of record in Book 8904, page 649, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements of record.

This is improved property commonly known as 5 Sycamore Court, Antioch, TN 37013.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $47,000.00.

Meg Hsu
Affiant

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

Notary Public

My Commission Expires 1-27-1998

NOTARY PUBLIC STATE OF TENNESSEE

18553
IDENTIFICATION REFERENCE

94 DEC 19 PM 3:20
REGISTER
DAVIDSON COUNTY, TN.

4553 12/19 0101 03CHECK 182.90

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has good right to convey it, and the same are unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have caused this Deed to be executed this 15th day of December, 1994.

Randall H. Rickard

Randall H. Rickard
By: Russ Flanagan, Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

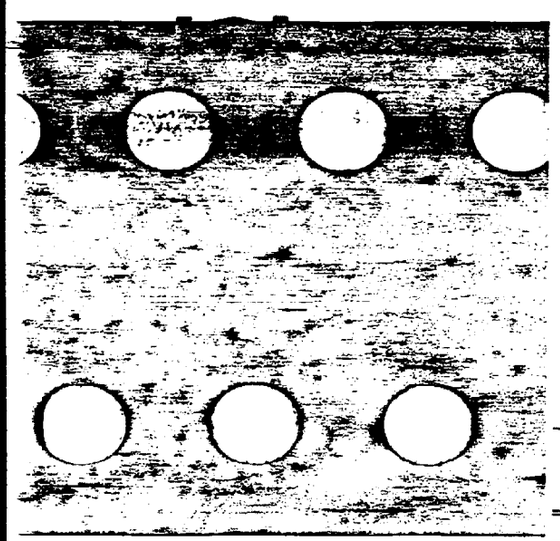
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russ Flanagan to me known to be the person who executed the foregoing instrument in behalf of Randall H. Rickard acknowledged that he executed the same as the free act and deed of said Randall H. Rickard.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of December, 1994.

Notary Public

My Commission Expires: Jan 24, 1997

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

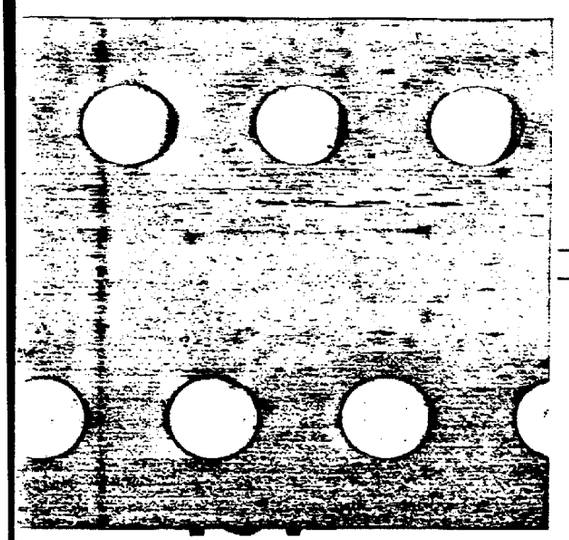
RECEIVED OF _____

FOR _____

BOOK 9550 PG 165

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	47000.00
CON TX	173.90
PRFEE	1.00
WDEED	8.00
TOTAL	182.90
CHECK	182.90

12/19/94 01 15:20 0001 4553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18553
IDENTIF. & REFERENCE

94 DEC 19 PM 3:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 864496