STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 200,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) My Commission Expires September 28, 1997

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Houng Shing Chen (NAME)	Leader Federal Bank for Savings (NAME)	171-12-A-002C0
5549 Saddlewood Lane (ADDRESS)	P.O. Box 2926 (ADDRESS)	06DU-83590
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (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 Houng Shing Chen and wife, She Hong Chen

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, TN, BEING Lot No. 2 on the Plan of Section One Addition to Brelan Park at Saddlewood, of record in Book 7900, page 788, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the property conveyed to Phillips Builders, Inc., by deed from C. Wayne Meadows and Edward R. Phillips, as tenants in common, of record in Book 9480, Page 390, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 7900, page 788; Declaration of covenants, conditions and restrictions of record in Book 8891, page 850, supplemented in Book 9462, page 398, amended and restated in Book 9480, page 387; By-Laws in Book 8891, page 869; Codes Administration agreement in Book 6012, page 981; Easement in Book 7883, page 311; Application for Greenbelt Assessment in Book 8886, page 794 & Book 8886, page 793; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5549 Saddlewood Lane, Brentwood, TN 37027
(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 31st day of May 19 95

Phillips Builders, Inc.
By: Ruth Malstab, P

STATE OF TENNESSEE
COUNTY OF

BOOK 9692PG339

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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ruth Malatak** and _____ with whom I am personally acquainted and who upon **her** oath(s) acknowledged **herself** to be the **Vice President** and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that **she** as such **Vice President** 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 **Ruth Malatak** as such **Vice President**, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee this the day of May 19 95.

My commission expires _____

_____
Notary Public

WANDA F. FUQUA
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires September 28, 1997

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Houng Shing Chen and wife, She Hong Chen

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

IDENTIF. & REFERENCE

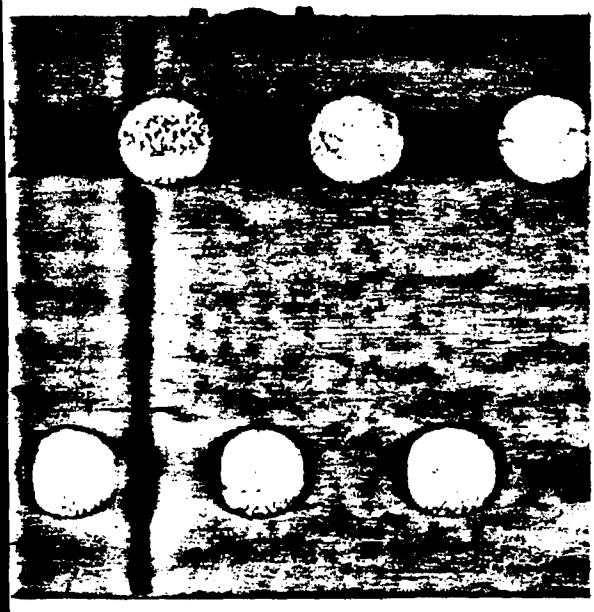
95 JUN -6 AM 10: 16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8113 06/06 0101 03CHECK

834.47

0067242



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

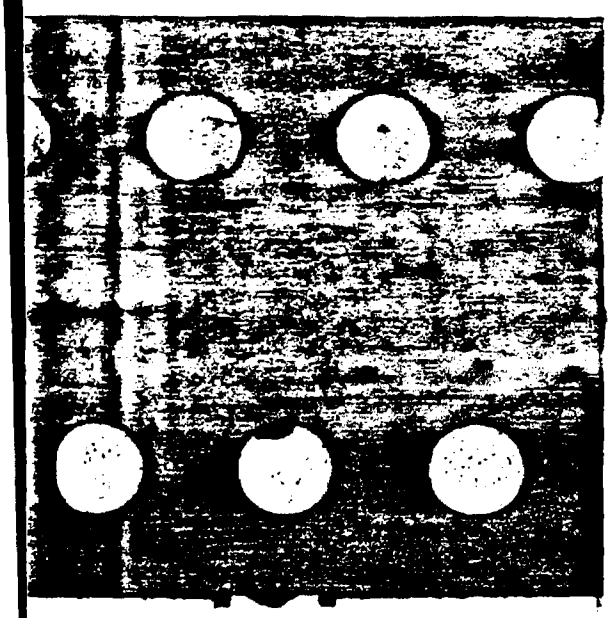
RECEIVED OF 8119 06/06 0101 03CHECK 0.00

FOR

BOOK 9692PG340

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 223100.00
CON TX 825.47
PRFEE 1.00
WDEED 8.00
TOTAL 834.47
CHECK 834.47
06/06/95 01 10:16 0001 8113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067242
IDENTIF. ↑ REFERENCE

95 JUN -6 AM 10:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CONT 0.00
TOTAL 0.00
CHECK 0.00
06/06/95 01 10:20 0001 8119
VOID
MAMT 223100.00-
CAM 223100.00
No. 917405
CONT 0.00