BOOK 9746PG546

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: 2-28-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES CHEUM LEUANG (NAME)	COLUMBIA NATIONAL, INCORPORATED (NAME)	MAP 150-02
529 MOSS LANDING DRIVE (ADDRESS)	7142 COLUMBIA GATEWAY DRIVE (ADDRESS)	PARCEL
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	COLUMBIA, MD 21046-2132 (CITY) (STATE) (ZIP)	059.00

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, ANNA CHRISTINE DACUS, UNMARRIED, BY AND THROUGH VICKIE YORK, ATTORNEY IN FACT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES CHEUM LEUANG AND WIFE, LADDAVANH X. LEUANG

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. 62 on the Plan of Section Two, Percy Priest Meadows, as of record in Plat Book 4860, page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ANNA CHRISTINE DACUS, by Deed of record in Book 8303, page 572, Register's Office for Davidson County, Tennessee.

VICKIE YORK executes this instrument as Attorney in Fact for ANNA CHRISTINE DACUS pursuant to Special Power of Attorney recorded simultaneously herewith.

7016 08/01 0101 03CHECK 329.05

00084474
IDENTIF. ↑ REFERENCE

95 AUG -1 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 529 MOSS LANDING DRIVE, 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 28th day of July 19 95

ANNA CHRISTINE DACUS

BY: Vickie York

VICKIE YORK, ATTORNEY IN FACT

STATE OF TENNESSEE

BOOK 9746PG547

COUNTY OF

Personally appeared before me, the undersigned, 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 he 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

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

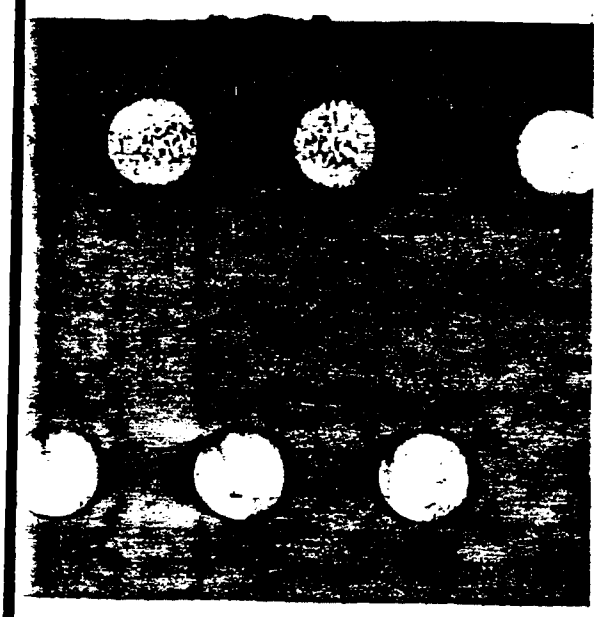
Personally appeared before me, VICKIE YORK, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for ANNA CHRISTINE DACUS and is authorized by ANNA CHRISTINE DACUS to execute this instrument on she behalf.

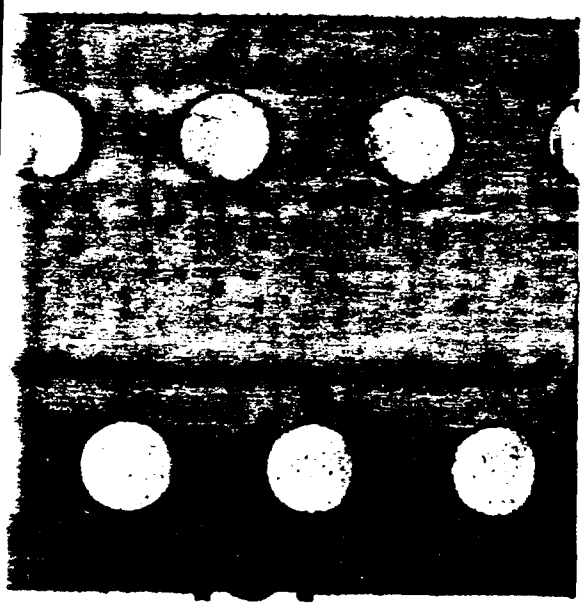
Witness my hand and official seal this 28th day of July 1995.

Carolyn Adams
NOTARY PUBLIC

CAROLYN ADAMS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 11/20/96





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9746PG543

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CD 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 86500.00
CON TX 320.05
PRFEE 1.00
WDEED 8.00
TOTAL 329.05
CHECK 329.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/01/95 01 09:20 0001 7016

95 AUG -1 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0084474
IDENTIF. ↑ REFERENCE

No.936055