BOOK 10070 PG 169

BOX #19B

G#96-5-54K

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00

Katherine Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
WEN SHU LEE	NATIONSBANC MORTGAGE CORPORATION	MAP 162-16-0-E
(NAME)	(NAME)	
1464 Bell Trace Drive	P. O. Box 105076	PARCEL 057co
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Atlanta, GA 30348-5076	FB #05DU-78116
(CITY) (STATE) (ZIP)	(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, MCR DEVELOPMENT CORP., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WEN SHU LEE, A SINGLE PERSON, AND FRANKLIN R. HOWARD AND WEN MEI HOWARD, HUSBAND AND WIFE

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. 26 on the Plan of Bell Crest, Section Two, a Planned Unit Development, of record in Book 9700, Page 20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part the same property conveyed to MCR Development Corp., by Quitclaim Deed from William L. Rudolph, of record in Book 9478, Page 938, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Bell Crest of record in Book 9408, Page 320, and Supplement and Amendment in Book 9613, Page 20, and in Book 9892, Page 927, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 1464 Bell Trace 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 29th day of May 1996

MCR DEVELOPMENT CORP., A TENNESSEE CORPORATION

By:

JERRY J. CALDWELL, SECRETARY/TREASURER

DCTN01WC

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 JERRY J. CALDWELL with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary/Treasurer of the MCR DEVELOPMENT CORP., the within named bargainor, and corporation, and that he as such Secretary/Treasurer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said JERRY J. CALDWELL as such Secretary/Treasurer.

Witness my hand and official seal at office at Brentwood, TN on this the 29th day of May 19 96 .

My commission expires July 24, 1999

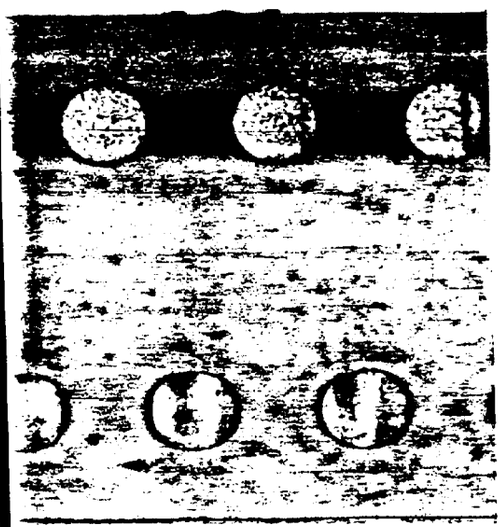
Notary Public

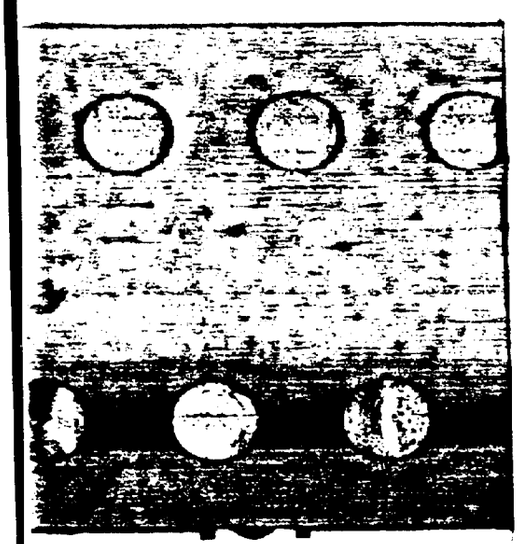
SCOTT D WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

0187904
IDENTIFICATION REFERENCE

96 JUN -3 P1112:39
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

32.49 06/03 0101 03CHECK 415.





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

RECEIVED OF _____

FOR _____

BOOK 10070 PG 171

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	
				109900.00
			CON TX	406.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	415.63
			CHECK	415.63
06/03/96	01	12:44	0001	8249

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187904 IDENTIF. # REFERENCE

96 JUN -3 PM 2:39

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1046138