First Title & Escrow Co., Inc.
Box #9B

BOOK 10137 PG 137

#14063

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26 DAY OF July 1996

Notary Public

MY COMMISSION EXPIRES: July 17, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Tsai (NAME)	NationsBanc Mortgage Corporation (NAME)	116-15
4302 Glen Eden Drive (ADDRESS)	P.O. Box 630005 (ADDRESS)	52
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Dallas, TX 75263-0005 (CITY) (STATE) (ZIP)	BM 07515

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, Anne M. Coughlin and husband, Mark F. Langlet by Faye Neel as their Attorney in Fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Tsai and wife, Tracey A. Tsai

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 Lots Nos. 10 and 11 of Block 7 on the Plan of Royal Oaks Resubdivision as of record in Book 974, pages 4 and 5, Register's Office for said County.

Said Lots Nos. 10 and 11 front 258 feet 6 inches on the northeasterly side of Glen Eden Drive and extends back 176 feet 4 inches on the northwesterly line and 209 feet 3 inches on the southeasterly line to a dead line, measuring 146 feet thereon.

Being the same property conveyed to Anne M. Coughlin and spouse, Mark F. Langlet by deed from David A. Verona and spouse, Mary R. Verona of record in Book 9090, page 627, Register's Office for Davidson County, Tennessee.

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

Faye Neel executes this instrument pursuant to Power of Attorneys filed simultaneously herewith.

0208736
IDENTIF. ↑ REFERENCE

96 JUL 30 AM 10:24
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 4302 Glen Eden Drive, Nashville, Tennessee 37205
(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 our hand S this 26th day of July 1996

Anne M. Coughlin
By Faye Neel, Attorney-In-Fact
Mark F. Langlet
By Faye Neel, Attorney-In-Fact

BOOK 10137 PG 138

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 Anne M. Coughlin and husband, Mark F. Langlet

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this _____ day of _____ 19_____.

Commission expires July 27, 1996

_____
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 Williamson

On this, 25th day of July, 19 96, personally appeared before me, Faye Neel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Anne M. Coughlin and husband, Mark F. Langlet and is authorized by them to execute this instrument on their behalf, as their free act and deed.

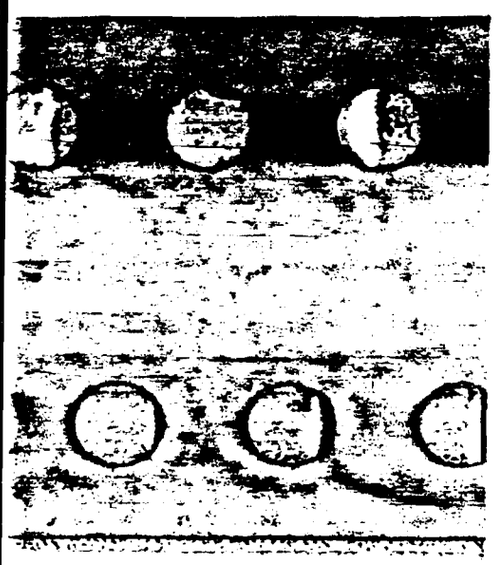
Witness my hand, at office, this 25th day of July, 19 96.

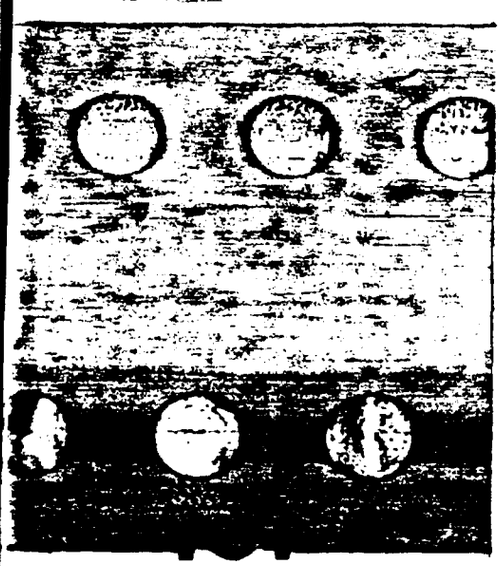
My commission expires 7/27/96

LINDA S. HARRIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

0800 07/30 0101 03CHECK 1156.00





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

RECEIVED OF _____

FOR _____

BOOK 10137 PG 139

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 310000.00
				CON TX 1147.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1156.00
				CHECK 1156.00
			07/30/96 01	10:25 0001 0800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↓ REFERENCE 0208736

96 JUL 30 AM 10:24

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1068397