RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

AUG-21-96 WED 15:00 LEHMAN LAND TITLE INC. FAX NO. 3718387 P. 10

BOOK 10168 PG 435

$

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yivuan Qian (NAME)	First Union Mortgage Corporation (NAME)	128-14-188
241 Cross Timbers Drive (ADDRESS)	1410 Commonwealth Drive, Ste 140 (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Wilmington, NC 28403 (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, Sherry J. Chambers and Helen F. Moyers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yivuan Qian and Huaihe M. Qian

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. 94, on the Plan of Harpeth Park, Section 4, as of record in Book 4300, Page 52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherry J. Chambers, subject to the life estate of William T. Moyers, and wife, Helen F. Moyers, by Quitclaim deed from Donald Arkovitz of record in Book 8130, page 967, Register's Office for Davidson County, Tennessee. William T. Moyers having since died.

Helen F. Moyers joins in the execution of this instrument for the sole purpose of conveying off all rights, title and interest she has in the subject property by virtue of her life estate retained in Book 8130, Page 967, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Bobby Joe Chambers joins into the execution of this instrument for the sole purpose of conveying all rights, if any, which he may have in the aforedescribed real property by virtue of his marriage.

Helen F. Moyers makes oath and warrants that she is an unmarried person.

unimproved ( )
This is improved (X) property, known as 241 Cross Timbers Drive, Nashville, Tennessee 37221
(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. Whenever 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 23rd day of August 19 96

Sherry J. Chambers

Bobby Joe Chambers

Helen F. Moyers

BOOK 10163 PG 436

STATE OF ~~TENNESSEE~~ ARKANSAS
COUNTY OF ~~WILLIAMSON~~ HOWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry J. Chambers and Helen F. Moyers and Bobby Joe Chambers

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 ~~Franklin~~ Hope, Arkansas Office ~~Tennessee~~ this 23rd day of August 19 96.

My commission expires March 22, 2000 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 _____

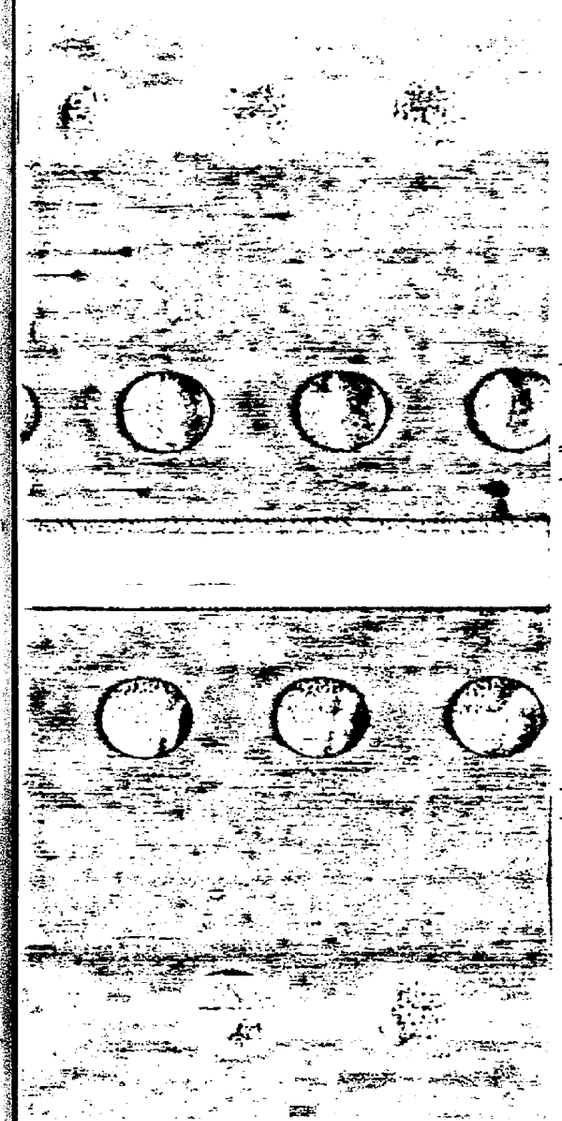
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____ _____
Notary Public

-0218490
IDENTIF. ↑ REFERENCE

95 AUG 27 AM 10:01
CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

1247 08/27 0101 03CHECK 464.10



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

RECEIVED OF _____

FOR _____

BOOK 10168 PG 437

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 123000.00
CON TX 455.10
PRFEE 1.00
WDEED 8.00
TOTAL 464.10
CHECK 464.10

08/27/96 01 10:03 0001 1247

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218490
IDENTIF. ↑ REFERENCE

96 AUG 27 AM 10:01

LIA Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1023785