Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #96-1123

BOOK 10170 PG 727

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shiu Bun Leung,** , unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard B. Richardson,** unmarried, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. D-16, Parcel 64, in a Horizontal Property Regime, which is located on the Plat of the Villager East, of record in Book 5200, Page 178, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Shiu Bun Leung by deed of record in Book 6829, Page 25, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

021911 1
IDENTIF. ↑ REFERENCE

96 AUG 28 PM 3:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 3600 Hillsboro Road Unit D-16, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of August, 1996

Shiu B. Leung

Shiu Bun Leung

BOOK 10170 PG 728

State of Tennessee)
County of Davidson)

On this the 23rd day of August, 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Shiu Bun Leung**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$40,000.00**.

Affiant

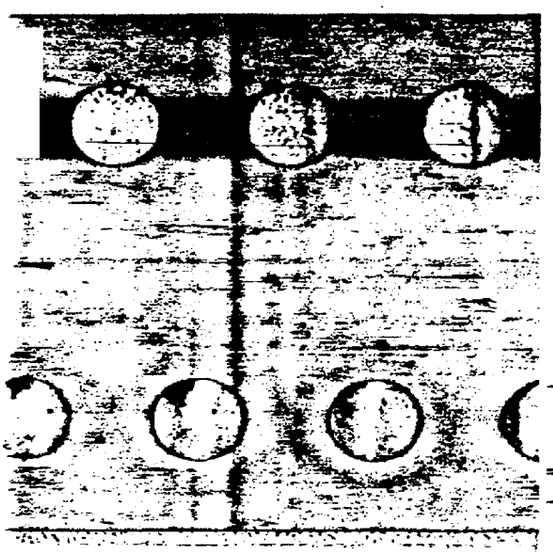
Sworn and subscribed before me on this the 23rd day of August, 1996.

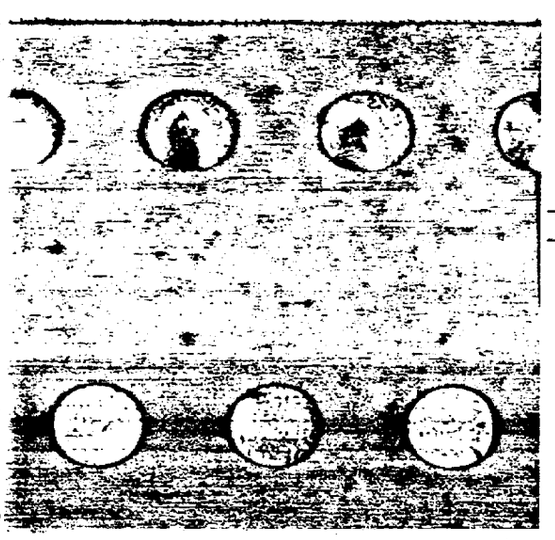
Notary Public

My Commission Expires: 11-22-97

1917 08/28/96 10:01 03CHECK 157.00

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Richard B. Richardson	PNC Mortgage Corp. of America	117-11-B-64CO
3600 Hillsboro Road Unit D-16	320 Interstate North Pkwy #300	
Nashville, TN 37215	Atlanta, GA 30339	





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

RECEIVED OF _____

FOR _____

BOOK 10170 PG 729

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 157.00
				CHECK 157.00
			08/28/96 01	15:28 0001 1917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219111 IDENTIF. ↑ REFERENCE

96 AUG 28 PM 4:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1024448