PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BK 10690 PG 934

W & I Ref: (fh) Title No: 39283
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Xuemo Fan Jianming Lu 7900 Amber Hills Lane Nashville, TN 37221	SunTrust Bank, Nashville, N.A. P.O.Box 305110/7th Floor Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 156-1-A-2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 169,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David L. Sachs and spouse, Cherisse A. Sachs,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Xuemo Fan and spouse, Jianming Lu,** 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 Lot No. 2 on the Plan of Revised Amber Hills Subdivision of record in Book 7900, Page 377, Register's Office for said County.

SAID Lot No. 2, which is a corner lot, fronts 105.14 feet on the northerly margin of Creek Road and fronts 91.10 feet on the easterly margin of Amber Hills Lane, said frontages being joined by a curve having a length of 39.76 feet, and extends back 121.62 feet on the northerly line and 84.72 feet on the easterly line to a point of intersection.

BEING part of the same property conveyed to David L. Sachs and wife, Cherisse A. Sachs by deed from Fox Ridge Homes, Inc. of record in Book 9968, Page 174, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 8535, Page 775, Book 8563, Page 563, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of David L. Sachs by Cherisse A. Sachs as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 7900 Amber Hills Lane, Nashville, TN 37221

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 19th day of November, 1997.

David L. Sachs

Cherisse A. Sachs

State of Tennessee
County of Davidson

On this 19th day of November, 1997, before me the undersigned authority, personally appeared **David L. Sachs and Cherisse A. Sachs**, 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.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 169,000.00

Affiant

Sworn and subscribed before me on the 19th day of November, 1997.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Notary Public

0398 11/20 0101 03CHECK 634.30

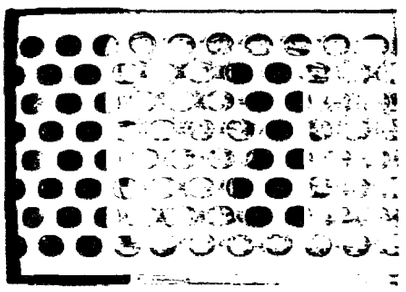
97 NOV 20 AM 11:11

REGISTER'S OFFICE

03718000

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____ BOOK 10690 PG 936

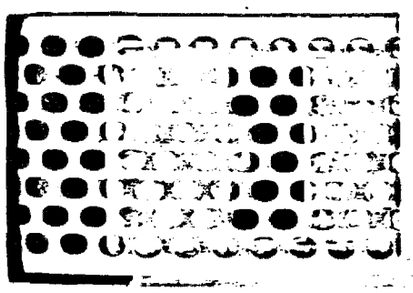
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 169000.00
CON TX 625.30
PRFEE 1.00
WDEED 8.00
TOTAL 634.30
CHECK 634.30

11/20/97 01 11:12 0001 0398

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0371800
IDENTIFICATION NUMBER

97 NOV 20 AM 11:11
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No.1222969