WARRANTY DEED

BK 10959 PG 550

JOHN T. COOK 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 $ 125,500.00

Leah D. Magee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leah D. Magee (NAME)	Chase Manhattan Mortgage (NAME)	118-9A-2
3311 Lealand Lane, #2 (ADDRESS)	155 Franklin Road, Suite 350 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Shing Ling Chi, married, and Ru Chien Chi, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leah D. Magee and Miriam G. Magee

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 Townhome No. 2, Condominium Site Plan, Hawthorne Square, as of record in Master Deed in Book 6341, Page 640 and referred to as Exhibit "A", at page 701, Townhome No. 2, being part of Lot 3, Hawthorne Square, of record in Plat Book 6250, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Shing Ling Chi, married and Ru Chien Chi, unmarried, by Deed from J. David Huffman, Jr., of record in Book 9746, Page 86, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the terms and provisions of Master Deed and By-Laws of record in Book 6341, Page 640, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Ru Chien Chi pursuant to a Power of Attorney executed by same on the 15th day of June, 1998, and being filed for record simultaneously herewith.

This property has not served as the principal residence of Shing Ling Chi or her spouse.

unimproved ( )
This is improved (X) property, known as 3311 Lealand Lane, #2, Nashville, TN 37204
(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 23rd day of June 19 98

Shing Ling Chi
Ru Chien Chi
By:
Shing Ling Chi, Attorney-in-fact

93 JUN 24 AM 9:55

01542276

BOOK 10989 PG 551

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shing Ling Chi

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 ~~MEMPHIS~~ LOS ANGELES County of Los Angeles, this 18th day of June 19 98.

Commission expires ~~Aug 25 2001~~ OCT 9 1998

Notary Public

STEVEN SHIH
COMM. # 1042186
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires OCT 9, 1998

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 CALIFORNIA)
COUNTY OF Los Angeles)

On this 18th day of June, 1998, before me personally appeared Shing Ling Chi to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ru Chien Chi and acknowledged that she executed the same as the free act and deed of said Ru Chien Chi.

Witness my hand and official seal at Los Angeles, California.

Steven Shih
Notary Public

My Commission Expires: OCT 9 1998

STEVEN SHIH
COMM. # 1042186
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires OCT 9, 1998

4832 06/24 0101 03CHECK 473.35

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10989 PG 532

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	
				125500.00
			CON TX	464.35
			PRFEE	1.00
			WDEED	8.00
			TOTAL	473.35
			CHECK	473.35
06/24/98	01	09:55	0001	4832

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0454276

INSTRUMENT # REFERENCE

98 JUN 24 AM 9:55

DAVIDSON COUNTY, TN.

No. 1310645