REBECCA A. DOHODA
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2002.

Notary Public

MY COMMISSION EXPIRES: 05/19/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shiu B Leung	ABN Amro Mortgage Group, Inc.	Map: 127-16-0 024.00
(NAME) 2416 Bellevue Manor Drive	(NAME) P.O. Box 57068	Parcel:
(ADDRESS) Nashville TN 37221	(ADDRESS) Irvine, CA 92619-7068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TWELVE dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, GWENDOLYN HOLDER AND SANDRA SPANN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto SHIU B LEUNG AND WIFE, DEBORAH KAY LEUNG, hereinafter called the GRANTEE(S), 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 all of Lot No. 53, BELLEVUE MANOR, as shown by plat appearing of record in Book 3600, pages 32 and 33, of the Register's Office for said County, to which plat reference is hereby made for more complete details of said lot.

Said Lot No. 53 fronts 168.99 feet on the northerly side of Bellevue Manor Drive and extends back 207.0 feet on the easterly line and 426.0 feet on the westerly line to a line in the rear, measuring 271.18 feet.

Being the same property conveyed to Gwendolyn Holder and Sandra Spann, as joint tenants with right of survivorship by Warranty Deed of record in Book 9290, page 917, of said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive covenants of record in Book 3672, page 507 and Book 3925, page 64; any and all matters as shown on plat of record in Book 3600, pages 32 & 33; of the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2416 Bellevue Manor Drive, Nashville, TN 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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hands this 25th day of April, 2002.

Gwendolyn Holder

Sandra Spann by Gwendolyn Holder Attorney-in-Fact

Sandra Spann By: Gwendolyn Holder, Attorney-in- Fact.

Davidson County DEEDWARR
Recvd: 05/01/02 11:10 2pgs
Fees:13.00 Taxes:636.40

20020501-0053449

STATE OF Tennessee

COUNTY OF Davidson

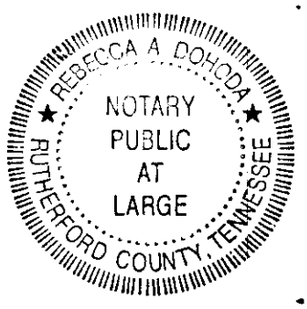
On this 25th day of April, 2002, before me personally appeared Gwendolyn Holder, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Sandra Spann and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20020501 - 0053448, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 25th day of April, 2002.

Notary Public Rebecca A. Dohoda

My Commission Expires: 05/15/04

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville,TN37217