0209094

IDENTIF. & REFERENCE

MAIL ENV.

96 JUL 31 AM 9:40

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
CALLIS & HERSHEY
Attorneys at Law
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

ADDRESS NEW OWNER:
CHE MING WONG and CHING MIN LAI
4112 Meadowgreen Drive
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
155 North Lake Avenue
Pasadena, CA 91109

BOOK 10138 PG 337

MAP AND PARCEL:
MAP 64-15-A
PARCEL 63

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, SCOTT D. CRAIG and wife, SHELLY D. WILSON-CRAIG, hereinafter called the GRANTORS, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto CHE MING WONG and wife, CHING MIN LAI, 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. 59 on the Plan of Section Two, Plantation Walk, as of record in Plat Book 7900, Page 858, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Scott D. Craig and wife, Shelly D. Wilson-Craig by deed from Phillips Builders, Inc. of record in Book 9752, Page 11, said Register's Office.

This is improved property known as 4112 Meadowgreen Drive, Old Hickory, TN 37138.

This conveyance is made subject to the following:

1. 1996 County Taxes, which have been prorated and assumed by the Grantees.

2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Section Two, Plantation Walk, of record in Plat Book 7900, Page 858, Register's Office of Davidson County, Tennessee.

3. Declaration of Restrictive Covenants for Plantation Walk of record in Book 9231, Page 719, made applicable to Section Two in Book 9547, Page 904, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said CHE MING WONG and wife, CHING MIN LAI, their heirs and assigns, forever; and we, SCOTT D. CRAIG and wife, SHELLY D. WILSON-CRAIG, do further covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind ourselves, and 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of July, 1996.

BOOK 10138 PG 338

SCOTT D. CRAIG

SHELLY D. WILSON-CRAIG

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, SCOTT D. CRAIG and wife, SHELLY D. WILSON-CRAIG, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 29th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $123,000.00.

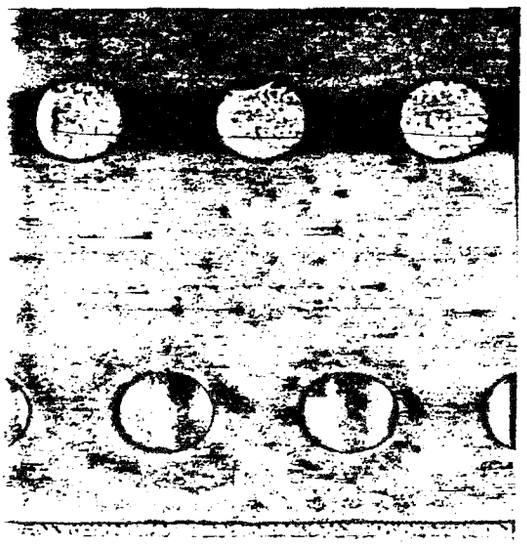
AFFIANT

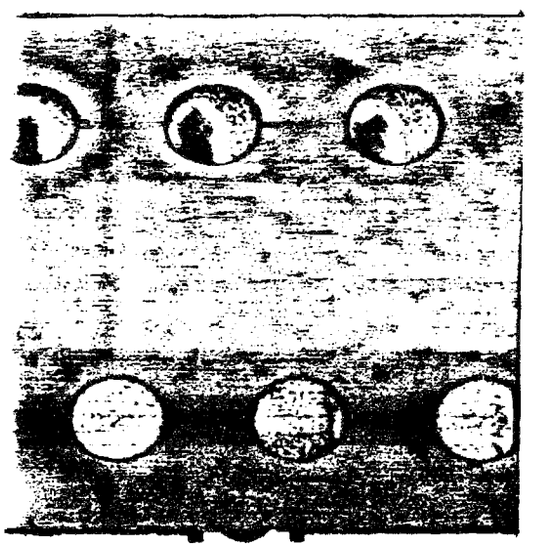
Subscribed and sworn to before me on this 29th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

1196 07/31 0101 03CHECK 464.





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

RECEIVED OF _____

FOR _____

BOOK 10138 PG 339

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
07/31/96	01	09:42	0001	1196

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0209094
IDENTIF. ↑ REFERENCE

96 JUL 31 AM 9:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1068787