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

39-B
File #99-1535

BOOK 11647 PAGE 245

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 J. C. Luna, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Renjing Teng, and spouse Li Nie, 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 Resubdivision of Lots 1 and 3-7, Section 4, Highlands of Brentwood of record in Book 5800, page 232, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to J. C. Luna by deed of record in Book 5535, Page 952, Registers office for said County.

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

This is improved property, known as: 5644 Oakes Drive, Brentwood TN 37027.

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 seized 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 30th day of August, 1999

J. C. Luna J. C. Luna

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

State of Tennessee)
County of Davidson)

On this 30th day of August, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named J. C. Luna, 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: 3/23/2002

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 163,000.00.

X Renjing Teng Aug 30, 1999
Affiant

Sworn and subscribed before me on this the 30th day of August, 1999.

Notary Public

My Commission Expires: 9-29-2007

4080 09/02 0101 03CHECK

$14.10

99 SEP -2 PM 1:12

BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

A REFERENCE

063757

NEW OWNER:
Renjing Teng
5644 Oakes Drive
Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT:
1ST Union Mortgage Corp.
P.O. Box 10300
Waterbury, CT 06726

TAX MAP-PARCEL #:
160-14-19

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11647 PAGE 247

FOR _____

[illegible] 0101 CHECK
~~1836~~00.00-

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0631757

GENERAL REFERENCE

99SEP-2 PM 1:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible]
1~3000.00
CO · TX ~~0~~03.10
PRFEE 1.00
[illegible] 5.00
CFEE 2.00
TOTAL
~~1~~614.10
[illegible] ID
CHECK
[illegible]

09/02/99 01 13:12 0001 4080

CASH
~~1~~2000.00
TOTAL
~~1~~3600.00-
CHECK
~~1~~3600.00-

09/02/99 01 13:13 0001 4081

614.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512120