This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Do nelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214
(615) 885-0223

Davidson County DEEDQC
Recvd: 12/27/01 15:35 2pgs
Fees:17.00 Taxes:0.00
20011227-0142782

ADDRESS NEW OWNER:
Viney Mao and Ai Ching Mao
5240 Ridgefalls Way
Antioch, TN 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans
155 North Lake Avenue
Pasedena, CA 91101

MAP	**173-04-0**
GROUP	**A**
PARCEL	**198.00**

QUITCLAIM DEED

For and in consideration of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create fee simple absolute ownership in **Viney Mao and wife, Ai Ching Mao**, as tenants by the entirety, I, **Viney Mao** by these presents do hereby quit claim, grant and convey unto **DAVID J. WAYNICK, Trustee**, his successors and assigns, all of my right, title and interest in the following described tract of land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, BEING Lot No. 198 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, of record in Instrument No. 199912130302267, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot

Being the same property conveyed to **Viney Mao** by deed from Secretary of Housing and Urban Development dated December 17, 2001, of record in Instrument No. 20011227-0142776, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is improved property known as 5240 Ridgefalls Way, Antioch, Tennessee 37013.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 0.00

Ai Ching Mao
Affiant

Subscribed and sworn to before me this 17th day of December, 2001

Tina Helsley
Notary Public

TINA HELSLEY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

My Commission Expires June 23, 2004

And now, I, the said **David J. Waynick, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quit claim and convey unto **Viney Mao and wife, Ai Ching Mao**, as tenants by the entirety, all of my interest in the same property hereinabove described and set forth, to which reference is here made, and the interest in said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17th day of December, 2001.

Viney Mao

David J. Waynick, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named **Viney Mao**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 17th day of December, 2001

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Notary Public

My Commission Expires June 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named **David J. Waynick, Trustee**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of December, 2001.

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Notary Public

My Commission Expires June 28, 2004