Davidson County DEEDWARR
Recvd: 01/24/02 15:36 2pgs
Fees:13.00 Taxes:203.50
20020124-0010302

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of January, 2002.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Chris Ng and Laura Ng
15 Park Meadows
Nashville, Tennessee 37215

SEND TAX BILLS TO:
15 Park Meadows
Nashville, TN 37215

MAP-PARCEL NUMBERS:
159-1, parcel 49

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Louis C. Wallace and wife, Teresa Lynn Wallace** hereinafter referred to as Grantors, hereby transfers and conveys to **Chris Ng and wife, Laura Ng** hereinafter referred to as 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. 79 on the Plan of Hound's Run, as of record in Plat Book 6900, page 167-171, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Louis C. Wallace and wife, Teresa Lynn Wallace by warranty deed from Union Planters National Bank, formerly Fidelity Federal Savings and Loan Association of Tennessee of record in Book 8846, page 574, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 6900, Page 167-171, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7079, Page 995, and amended in Book 7238, page 736, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2002 and subsequent years, are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is unimproved property known as lot 79 Hounds Run and believed to have a street address of 1329 Beddington, Nashville, Tennessee.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 21st day of January, 2002.

Louis C Wallace

Louis C. Wallace

Teresa Lynn Wallace

Teresa Lynn Wallace

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis C. Wallace and wife, and Teresa Lynn Wallace, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of January, 2002.

Notary Public

11-22-05

My Commission Expires

DONALD R. BAKER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

04512-ST