BOX 2

Davidson County DEEDWARR
Recvd: 08/09/02 11:28 2pgs
Fees:13.00 Taxes:591.63
20020809-0096317

NICHOLE G. LANDERS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $159,900.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2002.

Notary Public

My commission expires: 2/20/2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Po S. Cheng	**SouthTrust Mortgage Corporation**	**175-01-116.00**
713 Ansley Court	**5409 Maryland Way, Suite 100**	
Antioch, Tn. 37013	**Brentwood, Tn. 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Marcello Togneri , a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Po S. Cheng and wife Carrie Cheng

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. 89 on the Plan of Asheford Crossing, Section Four of record in Book 9700, page 912, 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 Marcello Togneri, an unmarried man by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument Number 20001005-0098998, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; By-Laws of Asheford Crossing Homeowner's Association in Book 9651, page 925, said Registers' Office; all matters on Plan of record in Plat Book 9700, page 912, said Registers' Office;Declaration of Covenants,Conditions and Restrictions of Asheford Crossing of record in Book 9651, page 903, amended in Book 9980, page 482,Book 10301, page 180, Book 10353, page 575 and Book 10640, page 941, said Register's Office;Easement for Power Line in Book 1224, page 257, Charter of Asheford Crossing Homeowners Association of record in Book 9651, page 895, said Registers' Office.

This is improved (____) Unimproved (____) property, known as **713 Ansley Court, Antioch, Tn. 37013**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 22nd day of July, 2002.

Marcello Togneri

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 **Marcello Togneri,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **22nd** day of **July, 2002.**

Nichole G. Landers
Notary Public

NICHOLE G LANDERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TN

My Commission Expires: 2/20/2006