PREPARED BY (AND RETURN TO):

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W & I Ref: (GJ) Title No: 44702

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/01/03 12:55 2pgs
Fees:13.00 Taxes:555.00
20030701-0090726

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew Huang Alice Huang 5717 Cedar Ash Crossing Antioch, Tennessee 37013	ABN AMRO Mortgage Group, Inc. 2600 Big Beaver Road Troy, Michigan 48084

TAX MAP-PARCEL NUMBERS: 164-09-008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$150,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Scott F. Lyons and spouse, Carla R. Lyons, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Huang and spouse, Alice Huang** 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. 279 on the Plan of Asheford Crossing, Section One Revised lots 277, 278, and 279 of record in Book 8250, page 533 Register's Office for said County.

Said Lot No. 279 fronts 50.00 feet on the northerly margin of Cedar Ash Crossing and extends Back 150.26 feet on the westerly lines and 135.65 feet on the easterly line to a dead line in the rear, measuring 78.50 feet thereon.

Being the same property conveyed to Scott F. Lyons and wife, Carla R. Lyons by deed Phillips Builders, Inc., of record in Book 10035, page 30, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 8250, Page 533, said Register's Office, which Plan shows a from 10 foot easement for public utility purposes along the rear line, and a 7.5 foot public utility and drainage easement located on the easterly side line of said lot, and a 2.5 x 25 foot utility anchor easement located on the southwesterly front line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 9651, page 900, Book 9980, page 482, Book 10301, page 180, Book 10353, page 575, Book 10640,page 941, Bylaws Book 9651, page 925, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5717 Cedar Ash Crossing, Antioch, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 27th day of June, 2003 .

Scott F. Lyons

Carla R. Lyons

State of TENNESSEE
County of WILLIAMSON

On this 27th day of June, 2003 , before me the undersigned authority, personally appeared **Scott F. Lyons and Carla R. Lyons** , 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.

My Commission Expires:

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $150,000.00

Affiant

Sworn and subscribed before me this 27th day of June, 2003

My Commission Expires:

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Notary Public