PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 09/04/03 15:26 2pgs
Fees:13.00 Taxes:640.10
20030904-0128841

W & I Ref: (SB) Title No: 45029

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Betty Ann Jackson 4709 Crystal Brook Drive Antioch, Tennessee 37013	New Owner

TAX MAP-PARCEL NUMBERS: 162-16-D-054

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$173,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Caleb Po-Nin Tang and wife, Roney Sheung-Fai Tang**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Betty Ann Jackson** 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. 8 on the Plan of Section Three, Honey Brook Subdivision of record in Book 7900, page 379 and 380 Register's Office for said county to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Caleb Po-Nin Tang and wife, Roney Sheug-Fai Tang by deed from Barry Construction Company, A Tennessee Corporation of record in Book 8979, page 314, 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 79, Page 379 and 380, said Register's Office, which Plan shows a 20 foot minimum building setback line from Crystal Brook Drive and a 10 foot minimum building setback line from Erna Court together with a designated building site, and 10 foot easement for public utility and drainage purposes along the easterly lines of said lot and a 3 x 15 foot utility anchor easement located on the southwesterly corner of said lot and an easement for overhang across the southwesterly corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 8298, page 145, Book 8298, page 198; Book 8434, page 447; and ByLaws in Book 8289, page 165, 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: 4709 Crystal Brook Drive, 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 29th day of August, 2003 .

Caleb P.N. Tang
Caleb Po-Nin Tang

Sheung Fai Tang
Roney Sheung-Fai Tang

State of TENNESSEE
County of WILLIAMSON

On this 29th day of August, 2003 , before me the undersigned authority, personally appeared **Caleb Po-Nin Tang and Roney Sheung-Fai Tang** , 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.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

My Commission Expires:

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: $173,000.00

Betty Ann Jackson
Affiant

Sworn and subscribed before me this 29th day of August, 2003

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 7/30/05