#7504

Box 13

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 03/17/04 08:05 2pgs
Fees:13.00 Taxes:680.80
20040317-0030030

ADDRESS NEW OWNER:
Tracy Middleton
148 Brian Circle
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

~~MORTGAGEE:~~

MAP	173
GROUP	4-A
PARCEL	22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Yun Feng Yeh and wife, Ngan Yeh** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Tracy Middleton**, unmarried hereinafter called the "GRANTEE", her 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. 22 on the Plan of Phase 1 of Oak Highlands, of record in Plat Book 6900, page 432-435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Yun Feng Yeh and wife, Ngan Yeh by deed from Gemcraft Homes (Tennessee), Inc. of record in Book 7694, page 108, 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 conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 148 Brian Circle, 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, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 5th day of March, 2004.

Yun Feng Yeh

Ngan Yeh

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Yun Feng Yeh and wife, Ngan Yeh**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of March, 2004.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $184,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 5/28/06

My Commission Expires MAY 28, 2006