This Instrument Prepared By:
Patrick L. White
Attorney At Law
300 Tyler Road
Oak Ridge, TN 37830

Davidson County DEEDWARR
Recvd: 12/29/04 08:24 2pgs
Fees:13.00 Taxes:259.00
20041229-0153410

WARRANTY DEED

THIS INDENTURE, made this 20th day of ~~November~~ December 2004 by and between **LEI WANG CHOI (AKA FENG LEI WANG)** herein referred to as GRANTOR, and **JIA-CHOA WANG and wife, MING-WHA WANG** herein referred to as GRANTEES.

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of One Dollar ($1.00), cash to them in hand paid by the GRANTEES and other valuable considerations not mentioned herein, receipt of which is hereby acknowledged, has granted, sold and conveyed and does hereby grant, sell and convey unto the GRANTEES the following described premises:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 104 also designated as Unit No. 14-V of Georgetown Condominiums, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, Page 4, Register' s Office for said County, to which source reference is hereby made for more completed details of description, together with the said Apartment' s appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Feng Lei Wang, Unmarried from Anne Stockell Hartree, Unmarried via Warranty Deed dated July 20, 2001 of record in Book 10054, Page 564 in the Davidson County Register' s Office.

GRANTOR herein states that she has never resided or co-inhabited the subject property with her spouse.

Tax I.D.: Map 131-1D, Parcel 104

THE PRERPARER OF THIS DEED DID NOT PERFORM A TITLE EXAMINATION ON THE SUBJECT PROPERTY AND WAS NOT RESPONSIBLE FOR THE CLOSING.

TO HAVE AND HOLD said premises together with the hereditaments and appurtenances thereto appertaining, unto the GRANTEES, their heirs and assigns, in fee simple forever, hereby releasing all claims to said property, including homestead and dower.

AND THE GRANTOR do hereby covenant with the GRANTEES that she is lawfully seized in fee simple of the premises above conveyed, have full power, right of authority to convey same, that said premises are free from all encumbrances, except as hereinabove stated, and that they will forever warrant and defend them and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand on the day and year first above written.

Lei Wang Choi
LEI WANG CHOI
AKA FENG LEI WANG

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~KNOX~~ SAN FRANCISCO

Personally appeared before me, the undersigned authority, a Notary Public, Lei Wang Choi, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official Seal at Office this the 20 day of ~~November~~ DECEMBER 2004.

Edward Tinsley
NOTARY PUBLIC

EDWARD TINSLEY
COMM. # 1453283
NOTARY PUBLIC-CALIFORNIA
SAN FRANCISCO COUNTY
COMM. EXP. DEC. 22, 2007

My Commission Expires: 12/22/09

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Lei Wang Choi
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME
THIS THE 20 DAY OF ~~NOVEMBER~~ DECEMBER 2004.

Edward Tinsley
NOTARY PUBLIC

EDWARD TINSLEY
COMM. # 1453283
NOTARY PUBLIC-CALIFORNIA
SAN FRANCISCO COUNTY
COMM. EXP. DEC. 22, 2007

My Commission Expires: 12/22/09

TAXPAYER & PROPERTY OWNER:
JIA-CHAO WANG
1075 WEST OUTER DRIVE
OAK RIDGE, TN 37830