Davidson County DEEDWARR
Recvd: 02/15/05 14:48 2 pgs
Fees:13.00 Taxes:499.50

20050215-0017224

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN00595

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$135,000.00

Yun Hai Ouyang
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 14th day of February, 2005.

Pamela B. Matheney
Notary Public

MY COMMISSION EXPIRES: 10/20/08

NOTARY PUBLIC AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

PAMELA B. MATHENEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yun Hai Ouyang **581 Rural Hill Road** **Nashville, TN 37217**	TERRACE MORTGAGE COMPANY 900 ASHWOOD PKWY., STE. 130 ATLANTA, GA 30338	**136-09-013**

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

Charles A. Smith and wife, LaDonna Covington Smith and Earl D. Covington, unmarried

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

Yun Hai Ouyang, unmarried

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:

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

Being Lot No. 7 on the Plan of Edge-O-Lake Estates, Section 19, as of record in Book 4595, page 112 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles A. Smith and Earl D. Covington, by Warranty Deed from Jan Edward Hoots and wife, Teresa G. Hoots, dated 11-19-03 and recorded 1-12-04 in Instrument Number 20040112-0004292, Register's Office for Davidson County, Tennessee and previously Being the same property conveyed to Jan Edward Hoots and wife, Teresa G. Hoots, by Deed from Macon J. Dew Jr and wife Carolyn R. Dew, dated 10-15-86 and recorded 10-17-86 in Book 7012, page 858, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 4663, page 493, in the Register's Office of Davidson County, Tennessee.

LaDonna Covington Smith, wife of Charles A. Smith, joins in this Warranty Deed only for the purpose of conveying such marital interest, if any, that she may have in and to said property.

Unimproved ( )
This is improved (X) property known as **581 Rural Hill Road, Nashville, TN 37217**
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, their heirs and assigns forever, and we do covenant with 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 is 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 our hands this 14th day of February, 2005.

Charles A. Smith

LaDonna Covington Smith

EARL D COVINGTON

Earl D. Covington

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 **Charles A. Smith** and wife, **LaDonna Covington Smith** and **Earl D. Covington**, unmarried, 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, this 14th day of February, 2005.

Commission Expires: NOTARY PUBLIC AT LARGE Pamela B. Matheney My Commission Expires October 20, 2008 STATE OF TENNESSEE

Pamela B. Matheney
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____ , Tennessee, this 14th day of February, 2005.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this 14th day of February, 2005.

My commission expires:_____ _____
Notary Public