This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
John S. Owings
5112 English Village Drive
Nashville, TN 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
801 Crescent Centre Drive, Suite 510
Franklin, TN 37067

MAP	**161-10**
GROUP	**B**
PARCEL	**72**

Davidson County DEEDWARR
Recvd: 05/06/05 09:13 2 pgs
Fees:13.00 Taxes:685.63
20050506-0051124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Tony Wong and wife, Julie Y. Wong** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **John S. Owings and wife, Lisa F. Owings**, 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:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of the Second Revision-Phase Siz, Villages of Brentwood, of record in Plat Book 6900, page 316, 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 Tony Wong and wife, Julie Y. Wong by deed from Sheridan J. Vinett Crow and husband, Jason Crow of record in Book 9287, Page 466, 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 2005 and subsequent years.

This is improved property known as 5112 English Village Drive, Nashville, Tennessee 37211.

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, GRANTORS do covenant with the said GRANTEES 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 GRANTEES, and 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 the 29th day of April, 2005.

Tony Wong

Julie Y. Wong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tony Wong and wife, Julie Y. Wong**, 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 29th day of April, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/29/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $179,900.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of April, 2005.

NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/29/05