file # 259250 (B)

2

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Jennifer C. Longard 5124 Fredericksburg Way East Brentwood, TN 37027	Countrywide Home Loans, Inc. 2021 N. Gallatin Road, Suite 292 Madison, TN 37115

GENERAL WARRANTY DEED

This indenture is made and entered into this 22nd day of July, 2005 between **Ming Teng and wife Joyce M. C. Teng** (hereinafter referred to as "GRANTOR") and **Jennifer C. Longard** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 225 of the Fredericksburg Planned Unit Development, Section 1-B as shown by a map of record in Book 7900 at page 509 as amended in Book 7900 at page 552 and corrected in Book 9308 at page 1 in the Davidson County, Tennessee Register of Deeds office.

INCLUDED herewith is an undivided interest in the planned unit development common area.

BEING the same property conveyed to Ming Teng and wife Joyce M. C. Teng by instrument dated March 30, 1998 from Bonnie Ruth Kookogey and husband Kevin S. Kookogey of record in Book 10866 at page 115 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 171.03-0A-020.00-CO

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

Davidson County DEEDWARR
Recvd: 07/29/05 10:47 2 pgs
Fees:13.00 Taxes:1022.68
20050729-0088833

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Ming Teng

Joyce Teng by Ming

Joyce M. C. Teng
BY: Ming Teng, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Ming Teng individually and as Power of Attorney for wife Joyce M. C. Teng, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Columbia, Tennessee this 22nd day of July, 2005.

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

NOTARY PUBLIC
Commission Expires: _____

My Commission Expires FEB. 20, 2007

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $276,400.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 22 DAY OF July, 2005.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission Expires FEB. 20, 2007