WARRANTY DEED

G-CWHL-07-0704

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/04/07
(AFFIX SEAL)

PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay G. Bland	Countrywide Home Loans, Inc.	
704 Kelsey Court (ADDRESS)	3011 Armory Drive, Suite 120 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	173-11-A-63.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KANG WONG, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDSAY G. BLAND, AN unmarried person, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 42, PLAN OF STANFORD VILLAGE, SECTION TWO, as shown on plat of record in Instrument No. 20010226-0017614, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Kang Wong, a married man by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded on the 17th day of January, 2002 in Instrument No. 20020117-0006894, in the Register's Office of Davidson County, Tennessee.

The said Lily Wong joins herein to convey any and all marital interest she may have in the above-described property.

Being the same property conveyed to Kang Wong, a married man by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded on the 17th day of January, 2002 in Instrument No. 20020117-0006894, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Inst. No. 20000228-0019107; Inst. no. 200000301-0020280; Inst. No. 20010319-0026310; Inst. No. 20020123-0009420; Inst. No. 20041108-0134204; Inst. No. 200000217-0016311; Inst. No. 20000217-0016310; Inst. No. 20010226-0017614; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 704 Kelsey Court, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 02/28/07 10:45 2 pgs
Fees:13.00 Taxes:699.30

20070228-0024602

Witness my/our hand(s) this 23rd day of February, 2007.

K. C. Wong
Kang Wong

Lily Wong by K. C. Wong Attorney in fact
Lily Wong by Kang Wong as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kang Wong, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of February, 2007.

Notary Public

My Commission Expires: 03/04/07

(SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

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STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of February, 2007, before me personally appeared Kang Wong to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lily Wong and who acknowledged he/she/they executed the same as the free act and deed of the said Lily Wong.

Witness my hand and official seal, this the 14th day of February, 2007.

Notary Public

My Commission Expires: 03/04/07

NOTARY PUBLIC AT LARGE

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903