Return to: JTC
23358-3

BOX 14-A

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$115,000.00.** Affiant Subscribed and sworn to before me, this the 15th day of July, 2011. Notary Public My commission expires: 10-21-12 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20110043624 DEEDWARR
Recvd: 07/20/11 08:45 2 pgs
Fees: 13.00 Taxes: 425.50
20110720-0055337

KATHY HANDLEY
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kim Yuen Fong **Meng Kai Fong**	NEW OWNERS	**Map 091-06-0 Parcel 339.00**
5607 Morrow Road #B		
Nashville, TN 37209		

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

William V. Maus and Eleanor J. Maus, husband and wife

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

Kim Yuen Fong, unmarried, and Meng Kai Fong, a married man

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. 2 on the Subdivision of Harold V. Haney Property, of record in Plat Book 5190, Page 382, Register's Office for Davidson County, Tennessee and further described as follows:

BEGINNING at an iron pin in the East boundary line of West Park Addition #2, being of record in Book 2330, Page 63, Register's Office for Davidson County, Tennessee, said point also being the southwest corner of the Archie Daughtery property of record in Book 1938, Page 373, said Register's Office; thence, with Daughtery's south line being an old stone wall, South 64 degrees 00' East 110.00 feet to an iron pin, said Daughtery's southeast corner; thence with a new line, South 7 degrees 57' West ,235.81 feet to a point in Richland Creek, also being the south boundary line of the Harold V. Haney property of record in Book 2464, Page 169, said Register's Office; thence, with the line South 62 degrees 16' West,128.76 feet to a point in the east boundary line of said West Park Addition #2; thence, with said east line of said Subdivision, North 07 degrees, 57 ' East, 345 feet to the point of beginning, together with a 40 foot ingress/egress/utility easement extending from Morrow Road southward and parallel to the westerly boundary of herein described property for ingress and egress to herein described property from Morrow Road.

BEING the same property conveyed to William V. Maus and wife, Eleanor J. Maus, by Special Warranty Deed from United Companies Lending Corporation, by and through its Attorney-in-Fact Integrated Asset Services, dated February 10, 2000, of record in Instrument No. 200002160015703, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as **5607 Morrow Road #B, Nashville, TN 37209**

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 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 my/our hand(s) this **15th** day of **July, 2011.**

William Maus
William V. Maus

Eleanor J. Maus
Eleanor J. Maus

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **William V. Maus and Eleanor J. Maus,** the within named sellers, 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 Nashville, Tennessee, this **15th** day of **July, 2011.**

Notary Public

My Commission Expires: 2/24/12

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.