Davidson County DEEDWARR
Recvd: 01/21/04 16:08 2pgs
Fees:13.00 Taxes:684.50

20040121-0008337

WARRANTY DEED

R-UTC-03-2004

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON CO. TENN. MARY FRANCES RUDY AT LARGE

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phol Huy	National Bank of Commerce	
2004 Porter Road	(NAME) 115 29th Avenue South	72-16-183
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ELWYN L. BEHNKE AND WIFE, PATRICIA H. BEHNKE AND MATTHEW BEHNKE AND WIFE, JENNIFER BEHNKE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHOL HUY AND LAUREN K. HUY, 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:

Being part of Lot N. 38 on the Plan of Rosebank Subdivision as of record in Book 547, page 48, Register's Office for Davidson County, Tennessee, and the East 20.0 feet of the North 200.0 feet of Preston Avenue that was closed by instrument of recor din Book 1583, page 461, said Register's Office, and described as follows:

Beginning at a concrete monument on the South side of Porter Road at the northeast corner of Lot no. 1 on the Plan of Part III, Porter Heights, as of record in Book 1424, page 72, said Register's Office; thence easterly along Porter Road 230.0 feet to a concrete monument at the intersection of said road and Wayne Drive; thence along Wayne Drive southerly 200.09 feet to the northeast corner of Lot No. 58 in Part II, Porter Heights; thence westerly along the north line of Lots Nos. 58 and 75, 230.0 feet to the southeast corner of Lot No. 1, Proter Heights, Part III; thence northerly along the east line of Lot No. 1, 200.09 feet to the beginning.

Being the same property conveyed to Elwyn L. Behnke and wife, Patricia H. Bennke and Matthew Behnke and wife, Jennifer Behnke by deed dated September 13, 2001 and filed for record on September 20, 2001 in Instrument No. 20010920-0102084, Register's Office for Davidson County, Tennessee.

Patricia H. Behnke and Patricia H. Bennke are one and the same person.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2004 Porter Road, Nashville, Tennessee 37206
(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.

Witness my/our hand(s) this 14th day of January, 2004.

Elwyn L. Behnke

Patricia H. Behnke

Matthew Behnke

Jennifer Behnke

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Elwyn L. Behnke and wife, Patricia H. Behnke and Matthew Behnke and wife, Jennifer Behnke personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of January, 2004.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903