PREPARED BY (AND RETURN TO):

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W & I Ref:(_____) Title No: 45598
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/17/04 13:54 2pgs
Fees:13.00 Taxes:740.00
20040617-0071913

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tiffany T. Behrmann 760 Newberry Road Nashville, Tennessee 37215	Suntrust Mortgage, Inc. 201 Fourth Avenue North Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 102-15-033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$200,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ross Tackett and spouse, Melissa Tackett,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Tiffany T. Behrmann and spouse, Matthew J. Behrmann hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Brook Meade Section VI incorrectly referred to as Belle Meade, Section VI in the prior conveyance, of record in Book 2331, Page 3, Register's Office for said County.

Said Lot No. 216 fronts 142.0 feet on the southeasterly margin of Newberry Road and extends back 230.0 feet on the northeasterly line(s) and 360.0 feet on the southwesterly line to a dead line in the rear, measuring 192.6 feet thereon.

Being the same property conveyed to Ross Tackett and wife, Melissa Tackett by deed from Geoffrey Matthew MacIntyre and spouse, Tammy M. MacIntyre of record in Document No. 20001004-0098540, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331 Page 3, said Register's Office, which Plan shows a 65 foot minimum building setback line from Newberry Road and a 10 foot easement for public utility purposed along the rear line(s).

This is improved property, known as: 760 Newberry Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of June, 2004.

Ross Tackett

Melissa Tackett

State of TENNESSEE

County of DAVIDSON

On this 11th day of June, 2004 , before me the undersigned authority, personally appeared Ross Tackett and Melissa Tackett , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Sworn and subscribed before me this the 11th day of June, 2004

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public