Davidson County DEEDWARR
Recvd: 07/06/04 10:34 2pgs
Fees:13.00 Taxes:666.00

20040706-0079792

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Deborah L Cable
Affiant

Subscribed and sworn to before me, this the 30th day of June, 2004

Linda J. Norvell
Notary Public

My commission expires: 10-3-06
(AFFIX SEAL)

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David E. Coenen	**National Bank of Commerce**	**126-15-A-090.00-CO**
608 Daniel Court	**115 29th Avenue South**	
Nashville, TN 37221	**Nashville, TN 37212**	

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

Csaba Rusznak and wife, Marta Papp

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

David E. Coenen, an unmarried man and Kimberly R. Causey, an unmarried woman, as joint tenants with right of survivorship

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 109 on the plan of Section Two, Boone Trace at Biltmore of record in Plat Book 9700, Pages 316 & 317, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Csaba Rusznak and wife, Marta Papp by deed dated December 28, 1999 from Fox Ridge Homes, Inc. F/K/A NVR Fox Ridge of record in Instrument No. 19991229-0308518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record.

This is improved (_X_) Unimproved (____) property, known as **608 Daniel Court, Nashville, TN 37221**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 30th day of June, 2004.

Csaba Rusznak By Papp ATTY-in-Fact
Csaba Rusznak by Marta Papp as his attorney in fact

Papp
Marta Papp

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Marta Papp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be the Attorney-in-fact for **Csaba Rusznak,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Csaba Rusznak**, the within named bargainor(s) by the said **Marta Papp** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **30th** day of **June, 2004.**

Linda J. Norvell
Notary Public

My Commission Expires: 10-3-06

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Marta Papp**, the bargainor(s) 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, at office, this **30th** day of **June, 2004.**

Linda J. Norvell
Notary Public

My Commission Expires: 10-3-06

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN