WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/20/04 14:54 2pgs
Fees:13.00 Taxes:477.67

20040920-0113059

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew B. Behnke	**Countrywide Homes Loans, Inc.**	**Map 61-3**
(NAME)	(NAME)	
1110 Haysboro Avenue	**2021 N. Gallatin Road, Suite 292**	**Parcel 199**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Madison, TN 37115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kenneth Todd Bryant and wife Barbara S. Bryant,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew B. Behnke and wife Jennifer S. Behnke,** 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. 4 on the Map of Haysboro Estates, not of record, described as follows:

Beginning on the southerly margin of Haysboro Road, at a point 260 feet east of the northeast corner of the property conveyed to William E. Binkley and wife, by deed from Arcena R. Timberlake et al, of record in Book 1422, page 187, Register's Office for said County, being the corner of Lot Nos. 4 and 5; thence with the line between said two lots southwardly 202.2 feet; thence westwardly 65 feet to the corner of Lot Nos. 3 and 4; thence with the line between said two lots northwardly 202.2 feet to the southerly margin of Haysboro Road; thence with said Road eastwardly 65 feet to the point of beginning.

Being the same property conveyed to Kenneth Todd Bryant, a single person by deed from Harold F. Jacob, et ux, Dorothy J. Jacob of record in Book 6231, page 611, Register's Office for Davidson County, Tennessee.

Barbara S. Bryant joins in executing this instrument to convey her marital interest.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2004 real property taxes which have been prorated and assumed by the grantee(s).

unimproved ☐

This is improved ☒ property, known as 1110 Haysboro Avenue, Nashville, TN 37216

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 17th day of September, 2004.

Kenneth Todd Bryant

Barbara S. Bryant

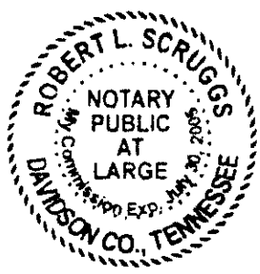
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Kenneth Todd Bryant and Barbara S. Bryant the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of September, 2004.

Commission expires:



Robert L. Scruggs, Attorney Notary Public