THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MONTGOMERY COUNTY TENN NOTARY PUBLIC EXP. 1/24/07

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany E. Townsend (NAME)	Fifth Third Mortgage (NAME)	MAP 61-15
1217 Sunnymeade Drive (ADDRESS)	38 Fountain Square Plaza (ADDRESS)	PARCEL 138
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Cincinnati, OH 45202 (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, Keith W. Behrens and wife, Melania S. Behrens

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

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 number 76 and the easterly 20 feet of lot number 77 of Block "D" on the Map of Sunnymeade, as of record in Book 947, pages 56 & 57, Register's Office for Davidson County, Tennessee.

Said lot number 76 and the easterly 20 feet of lot number 77 front together 70 feet on the northerly side of Sunnymeade Drive and run back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Keith W. Behrens and wife, Melania S. Behrens by instrument of record as instrument number 20040407-0039618, and re-recorded as instrument number 20050421-0044231, said Register's Office.

Davidson County DEEDWARR
Recvd: 04/25/05 14:06 2 pgs
Fees:13.00 Taxes:421.43
20050425-0045772

unimproved ( )
This is improved (X) property, known as 1217 Sunnymeade Drive, Nashville, TN 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 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 our hand s this 22nd day of April, 2005

Keith W. Behrens By Ben A. Allen
Keith W. Behrens

Melania S. Behrens By Ben A. Allen
Melania S. Behrens

STATE OF
County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this _____ day of _____

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)
and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____,

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

On this 22nd day of April, 2005, personally appeared before me, Ben A. Allen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Keith W. Behrens and Melania S. Behrens and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 22nd day of April, 2005.

_____
Notary Public

My commission expires: 1-26-09

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN