This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050172

Davidson County DEEDWARR
Recvd: 05/02/05 14:35 2 pgs
Fees:13.00 Taxes:828.80
20050502-0048607

Send Tax Bills To:
ABN AMRO Mortgage Group
2600 W. Big Beaver Rd.
Troy, MI 48084

New Owner is:
Michael and Tracy Utley
2004 Porter Road
Nashville, TN 37206

MAP: 72-16
PARCEL: 183.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Phol Huy and Lauren K. Huy, husband and wife,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michael Utley and wife, Tracy Utley**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being part of Lot No. 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 record in Book 1583, page 451, 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, 230.00 feet to the southeast corner of Lot No. 1, Porter 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 Phol Huy and Lauren K. Huy, by Warranty Deed from Elwyn L. Behnke and wife, Patricia H. Behnke and Matthew Behnke and wife, Jennifer Behnke dated January 14, 2004, recorded January 21, 2004, in Instrument No. 200401210008337, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein. PH LH Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of April, 2005.

GRANTOR:

Phol Huy

Lauren K. Huy

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Phol Huy and Lauren K. Huy, husband and wife**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28 day of April, 2005.

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $224,000.00.

Affiant

SWORN TO and subscribed before me this 28th day of April, 2005

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 7-29-06