This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1050426

Davidson County DEEDWARR
Recvd: 10/14/05 12:03 2 pgs
Fees:13.00 Taxes:294.15
20051014-0124094

Send Tax Bills To:	New Owners:	MAP 72-06
Matthew Benkhe & Phol Huy	Matthew Benkhe & Phol Huy	PARCEL 8.00
1005 Maynor Avenue	1005 Maynor Avenue	
Nashville, TN 37216	Nashville, TN 37216	

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, **William R. Spurlock, Jr. and wife, Joyce G. Spurlock**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Matthew Behnke and Phol Huy**, 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:

Exhibit "A"

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

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Maynor Place Subdivision, as of record in Book 843, page24, Register's Office for said County.

Said Lot No. 39 fronts 60 feet on the northerly side of Maynor Avenue, and runs back between parallel line, 160 feet to a dead line.

Being the same property conveyed to William R. Spurlock, Jr., and wife, Joyce G. Spurlock from Commerce Union Bank by Warranty Deed dated May 31, 1977 and recorded June 08, 1977 in Book 5126, page 381, Register's Office for Davidson County.

This conveyance is subject to Easements of record in Book 4281, page 164; and all matters of record on plat in Plat Book 843, page 24, Register's Office for Davidson County.
This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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 12th day of October, 2005.

GRANTOR:

William R. Spurlock, Jr.

Joyce G. Spurlock

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William R. Spurlock, Jr. and wife, Joyce G. Spurlock**, 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 12th day of October, 2005.

My Comm. Exp: 7-25-09

Notary Public

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $79,500.00.

Affiant

SWORN TO and subscribed before me this 12th day of October, 2005.

NOTARY PUBLIC

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

My Commission Expires: 7-25-09