PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:
BOX 50-B

ADDRESS NEW OWNERS and
SEND TAX BILLS:
KEITH W. BEHRENS and wife
MELANIE S. BEHRENS
620 SEGOVIA RD
CORONA DEL MAR, CA 92625

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
73 - 1 - 223

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, WAYNE DETRING AND JOHN E. CLEMMONS, CO-TRUSTEES OF THE HELEN R. COOPER REVOCABLE LIVING TRUST DTD 10-8-98, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to KEITH W. BEHRENS and wife MELANIE S. BEHRENS, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Sections Three and Four, Moss Rose Heights, of record in Book 1835, Page 103, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen R. Cooper, Trustee of the Helen R. Cooper Revocable Living Trust Agreement dated October 8, 1998, of record in Book 11150, Page 896, Register's Office for Sumner County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 3912 Ivy Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 12/09/05 14:27 2 pgs
Fees:13.00 Taxes:407.00
20051209-0148442

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 21 day of September, 2005.

HELEN R. COOPER REVOCABLE
LIVING TRUST DTD OCT.8,1998

by: Wayne Detring, Trustee
WAYNE DETRING, TRUSTEE

John E. Clemmons Trustee
JOHN E. CLEMMONS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, WAYNE DETRING and JOHN E. CLEMMONS, Co-Trustees of the HELEN R. COOPER REVOCABLE LIVING TRUST DTD 10-8-98, the within named bargainors 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, in the capacities therein stated.

Witness my hand at office this 21 day of September, 2005.

NOTARY PUBLIC

My Commission Expires:
10/24/08

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $110,000.00.

AFFIANT

Subscribed to and sworn before me, this the 21 day of ~~January, 2003.~~ September 2005

NOTARY PUBLIC

My Commission Expires:
1-26-08

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

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
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