THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June, 2006. Notary Public MY COMMISSION EXPIRES: 1-26-09 (AFFIX SEAL)

PREPARED BY: BOX 50-B
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shih-Kuang Hong	Bank of America	MAP 77-13
1823 Rosebank Avenue	1825 E. Buckeye Road	PARCEL 164
Nashville, TN 37216	Phoenix, AZ 85034	
(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, **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 **Shih-Kuang Hong**

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 12 on the Plan of Section 1, Henderson Gardens, as of record in Book 2900, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Keith W. Behrens and wife, Melania S. Behrens by deed dated June 6, 2005 and recorded as instrument 20050608-0065672, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1823 Rosebank Avenue, Nashville, TN 37216.**

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 _____ hand( ) this the 26th day of June, 2006.

Keith W. Behrens By Ben A. Allen, Atty in Fact
Keith W. Behrens by Ben A. Allen, Attorney in Fact

Melania S. Behrens By Ben A. Allen, Atty in Fact
Melania S. Behrens by Ben A. Allen, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 06/28/06 12:08 2 pgs
Fees:13.00 Taxes:604.95

20060628-0077337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben A. Allen with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument on behalf of Keith W. Behrens as his Attorney in Fact, as the free act and deed of the within named Keith W. Behrens.

Witness my hand and official seal this the 26th day of June, 2006.

My Commission expires 6-26-07

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ben A. Allen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Melania S. Behrens, as her Attorney in Fact, as the free act and deed of the within named **Melania S. Behrens**.

Witness my hand and official seal this the 26th day of June, 2006.

My Commission expires 6-26-07

Notary Public

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