WARRANTY DEED B-CMC-06-1005	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00 Affiant Subscribed and sworn to before me, this 26th DAY OF July, 2006. Notary Public MY COMMISSION EXPIRES: 7-24-10 (AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Heller	Concord Mortgage Company	
1005 Maynor Avenue	(NAME) 15333 North Pima Road, Ste. 370	72-6-8
(ADDRESS) Nashville, TN 37216	(ADDRESS) Scottsdale, AZ 85260	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTHEW BEHNKE, MARRIED AND PHOL HUY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID HELLER AND WIFE, JENNIFER HELLER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 39, Maynor Place, A Subdivision of Part of the Maynor Land, as shown on plat of record in Plat Book 843, Page 24, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Behnke and Phol Huy by Warranty Deed from William R. Spurlock, Jr. and wife, Joyce G. Spurlock recorded October 14, 2005 in Instrument No. 20051014-0124094, Register's Office for Davidson County, Tennessee, and being the same property conveyed to William R. Spurlock, Jr., and wife, Joyce G. Spurlock by Deed from Commerce Union Bank recorded June 8, 1977 in Book 5156, Page 381, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Spouses do not join in this conveyance due to property never having been a marital residence.

unimproved ( )
This is improved (X) property, known as 1005 Maynor Avenue, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 26th day of July, 2006.

Matthew Behnke

Phol Huy

Davidson County DEEDWARR
Recvd: 08/09/06 08:21 2 pgs
Fees:13.00 Taxes:610.50
20060809-0097638

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Behnke and Phol Huy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903