WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/07 13:19 2 pg
Fees:13.00 Taxes:497.65

20070323-0035340

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF March 2007

AMY D. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 1-19-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Behnke	Matthew Behnke	MAP 083-04
(NAME)	(NAME)	
1012 Burchwood Avenue	1012 Burchwood Avenue	PARCEL 137.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN 37216	
(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, Leora F. Marshall, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Behnke, a married man and Phol Huy, a married man

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 No. 7 on the Map of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the Easterly margin of Preston Drive at the corner of Lots Nos. 6 and 7; thence with the line between said lots, Easterly 135.5 feet to a corner of Lots 6, 7 and 90; thence with the line between said Lots Nos. 7 and 90, Southerly 105 feet to a point in the North margin of Himes Drive; thence with the margin of the same, Westerly 115.6 feet to a monument at the beginning of a curve; thence around said curve in a Northwesterly direction 31.46 feet to another monument set in the Easterly margin of Preston Drive; thence with the margin of said Drive, Northerly 85 feet to the point of beginning.

Being the same property conveyed to James L. Marshall and wife, Leora F. Marshall by Warranty Deed dated May 17, 1963, from William A. Hill, Jr. and wife, Elizabeth B. Hill, of record in Book 3538, Page 635-636, Register's Office for Davidson County, Tennessee. The said James L. Marshall having since died on May 25, 1998 in Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years,

CONTINUED

unimproved ( )
This is improved (X) property, known as 1229 Preston Drive, Nashville, TN 37206
(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 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 my hand this 21st day of March, 2007

Leora F. Marshall
By: Leora F. Marshall by William Hughes Marshall, Attorney-in-Fact
William Hughes Marshall, Attorney-in-fact

LEGAL DESCRIPTION CONTINUATION:

easements and restrictive covenants of record.

William Hughes Marshall executes this Instrument as Attorney-in-Fact on behalf of Rosa Leora Marshall pursuant to the Specific Power-of-Attorney of record by Instrument No. 20070303-0035339 in the Register's Office for Davidson County, Tennessee.

Rosa Leora Marshall and Leora F. Marshall being one and the same person.

##

STATE OF Maryland
COUNTY OF Baltimore

On this the 21st **day of March, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Hughes Marshall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Leora F. Marshall, as her Attorney's-In-Fact, and who acknowledged that he as the Attorney- in-fact executed the same as the free act and deed of the said Leora F. Marshall.**

Witness my hand and official seal at Baltimore **(City)**, MD **(State)**, **this the** 21st **day of March, 2007.**

Deborah Ann Smith
Notary Public

My Commission Expires:

DEBORAH ANN SMITH
Notary Public-Maryland
Baltimore County
My Commission Expires
March 01, 2010

NOTARY PUBLIC
DEBORAH ANN SMITH
BALTIMORE CO., MD.

(SEAL)