Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me, this 27th day of March, 2007.

Notary Public
My commission expires: 7-19-08

AMY D. NIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/27/07 15:46 2 pgs
Fees:13.00 Taxes:388.50
20070327-0036701

03-0702-34474

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew Behnke 1012 Burchwood Ave. Nashville TN 37216	SAME	72-7-286

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Andrea M. Booker, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matthew Behnke, a married man and Phol Huy, a married man, hereinafter called the Grantees, their successors 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. 16, on the Plan of Subdivision of The Waters Place on Maxey Lane, of record in Book 332, Pages 136 & 137, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terrance D. Freeman, and wife, Andrea Booker, by deed from Richard L. Byrd and Ella Louise Presley, and Billie J. Byrd, dated 05/12/98, recorded 06/09/98, of record in Book 10969, Page 483, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Andrea Booker by quitclaim deed from Terrance D. Freeman, dated 09/20/04, recorded 10/01/04, of record in Instrument No. 20041001-0118869, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1414 McGavock Pike, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 ~~26~~ 26th day of March, 2007.

Andrea M. Booker

Andrea M. Booker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrea M. Booker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this ~~26~~ 26th day of March, 2007.

Karen Colbert

~~Diane K. Mann~~ Karen Colbert
State of Tennessee at Large

My Commission expires ~~02/22/09~~ 7/24/2010

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY