Return :

Southeast Title of TN, Inc.
214 Centerview Dr, Ste 101
Brentwood, TN 37027
File 700482

Davidson County DEEDWARR
Recvd: 08/14/07 08:24 2 pgs
Fees:13.00 Taxes:1553.63
20070814-0096851

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $419,900.00.

Affiant

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

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kristen R. Graves	First Magnus Financial	**Map 172-14-B, Parcel 034.00-CO**
4532 Winfield Drive	8 Cadillac Dr., Ste. 100	
Nashville, TN 37211	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Donald L. Behne and wife, Geneva H. Behne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristen R. Graves and spouse, Beth D. Graves

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, TN, being Lot No. 34, First Revision of Winfield Park, Phase 1, Section 1, as shown on Plat of record in Instrument #200103130024108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald L. Behne and wife, Geneva H. Behne by deed from Newmark Homes, L.P., a Texas limited partnership of record in Instrument #20011204-0132728, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **4532 Winfield Drive, Nashville, TN 37211**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the piural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 27th day of July, 2007.

Donald L. Behne
Donald L. Behne

Geneva H. Behne
Geneva H. Behne

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald L. Behne and wife, Geneva H. Behne,** the bargainor(s) 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.

Witness my hand and official seal, at Brentwood, Tennessee on this **27th** day of **July, 2007.**

Robin S. Edwards
Notary Public



My Commission Expires: 2/26/2011