39-B

THIS INSTRUMENT PREPARED BY:
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ATTORNEYS AT LAW
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STATE OF TENNESSEE)
COUNTY OF)
The actual value or consideration, whichever is greater, for this transfer is $273,000.00.

Affiant

Sworn to and subscribed before me this 23rd day of October, 2009

Notary Public

My Commission Expires: 2-8-12

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Christopher Benda and Yuh-Fen Benda	309 Fieldcrest	Owner	
309 Fieldcrest			147-05-0-128.00
Nashville, TN 37211	**Nashville, TN 37211**		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Three Thousand and 00/100 ($273,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Gregory J. Broughton and wife, Elizabeth M. Broughton,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Christopher Benda and wife, Yuh-Fen Benda,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Being Lot No. 492 on the Map of Section Six of Creive Hall Estates of record in Book 2331, pages 1 & 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Gregory J. Broughton and wife, Elizabeth M. Broughton by Warranty Deed from The FGF Group, LLC, a TN Limited Liability Company, of record in Instrument No. 20070412-0044068, Register's Office for Davidson County, Tennessee, dated April 10, 2007 and recorded on April 12, 2007.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that they is lawfully seized and possessed of said land in fee simple, has a good right to convey it, applicable building and zoning regulations, such state of facts as an accurate

BILL GARRETT, Davidson County
Trans:T20090073353 DEEDWARR
Recvd: 10/28/09 14:38 2 pgs
Fees:13.00 Taxes:1010.10
20091028-0099601

to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 23rd day of October, 2009.

Gregory J. Broughton

Elizabeth M. Broughton by Gregory J. Broughton her atty-in-fact

Elizabeth M. Broughton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Amanda Minor, the undersigned, a Notary Public, in and for said State and County, **Gregory J. Broughton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 23rd day of October, 2009.

Amanda Minor
NOTARY PUBLIC

AMANDA MINOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 8·10·10

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Amanda Minor, the undersigned, a Notary Public, in and for said State and County, **Gregory J. Broughton,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the **Attorney-in-Fact for Elizabeth M. Broughton**, and who is authorized by **Elizabeth M. Broughton** to execute this instrument on behalf of **Elizabeth M. Broughton**.

WITNESS my hand and official seal at Brentwood, Tennessee, this the 23rd day of October, 2009.

Amanda Minor
NOTARY PUBLIC

AMANDA MINOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 8·10·10