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Davidson County DEEDWARR
Recvd: 03/05/01 13:15 2pgs
Fees:11.00 Taxes:880.60

20010305-0020433

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Benton Smith Partners	SAME	[
[205 Fairmont Court		[Map 131-11-0
[Nashville, TN 37203		[Parcel 065.00
[		[

[This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205 [10493

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Kyle R. Schuenemann and wife, Kimberly Schuenemann (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Benton Smith Partners, A Tennessee General Partnership (The "Grantee"), its successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section 1, Seven Hills, of record in Book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee as follows:

Beginning at a point in the southerly margin of Harding Place at the corner of Lots 23 and 24; thence with the line between said lots southerly 220 feet to a corner of Lot 22; thence with the line between Lots 22 and 23, westerly 169.2 feet to the east margin of Benton Smith Road; thence with the margin of the same, northerly 224 feet to the beginning of a curve; thence around said curve, northeasterly 39.3 feet to the south margin of Harding Place; thence with the margin of the same, easterly 158 feet to the point of beginning.

Being the same property conveyed to Kyle R. Schuenemann and wife, Kimberly Schuenemann by Warranty Deed from Christopher B. Justice and wife, Jamison W. Justice of record in Book 10999, page 601, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for the year 2001 and subsequent year.
2. Plan of record in Plat Book 2133, pages 81 and 82, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book 2249, page 192 and amended in Book 9563, page 187, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1309 Harding Place, Nashville, Tennessee 37215.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for
[this transfer is $238,000.00.

Affiant

[Subscribed and sworn to before me this
[28th day of February, 2001.

Notary Public

[My Commission Expires: 7/24/04

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors are caused this Deed to be executed this 28th day of February, 2001.

Kyle R. Schuenemann

Kimberly Schuenemann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public for the above county and state, appeared Kyle R. Schuenemann and wife, Kimberly Schuenemann, personally known to me to be the person described, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she has executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2001.

Notary Public

My Commission Expires: 7/24/04