Davidson County DEEDWARR
Recvd: 03/07/02 12:14 2pgs
Fees:13.00 Taxes:1210.01

20020307-0028811

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40662 FILE BOX "7"**

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$327,031.05.**

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **5th DAY OF MARCH, 2002.**

_____
Notary Public

MY COMMISSION EXPIRES: 9/28/2002

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
THOMAS S. PARKER et ux **CATHERINE C. PARKER** **4604 Benton Smith Road** **Nashville, Tennessee 37215**	**S A M E**	**P/O 131-11-65**

FOR AND IN 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 **BENTON SMITH PARTNERS, A Tennessee General Partnership**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS S. PARKER and wife, CATHERINE C. PARKER**
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 Unit 4604, Benton Smith Condominiums, as shown on Exhibit A to the Master Deed of record in Instrument No.: 20010305-0020434, Register's Office for Davidson County, Tennessee, as amended with complete condominium plat by instrument of record as Instrument No.: 20020307-0028810, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Benton Smith Partners, by deed from Kyle R. Schuenemann, et ux of record as Instrument No.: 20010305-0020433, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and conditions of the Master Deed and By-Laws referenced above.

Unimproved ( )
This is improved (x) property, known as **4604 Benton Smith Road, Nashville, Tennessee 37215**

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 OUR HANDS THIS 5TH DAY OF MARCH, 2002.

BENTON SMITH PARTNERS

By: _____
CHARLES S. McCLENDON, PARTNER

By: _____
ADAM J. EPSTEIN, PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared CHARLES S. McCLENDON and ADAM J. EPSTEIN with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Partner of** BENTON SMITH PARTNERS **, the within named bargainor, a partnership, and that he as such Partner, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of** THE PARTNERSHIP **, by himself as such Partner.**

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of March, 2002.

My commission expires: 9/28/2002

Notary Public

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires SEPT. 28, 2002