THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Rd., #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 19154	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $265,000.00 Affiant Subscribed and sworn to before me, this 24th day of June, 2002. Notary Public My Commission Expires: 10-[illegible]

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
TERENCE N. FAILS	NEW OWNER	MAP 116-12-A
3704 Estes Road, Unit M		PARCEL 12.00CO
Nashville, Tennessee 37215		FB# 7DA76011

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ELIZABETH M. BENZ, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TERRENCE N. FAILS, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3704 Estes Road, Unit M, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2002.

ELIZABETH M. BENZ

By: Elizabeth M. Benz by Angela H. Benz
ANGELA H. BENZ, ATTORNEY-IN-FACT

Davidson County DEEDWARR
Recvd: 06/27/02 13:48 2pgs
Fees:13.00 Taxes:980.50

20020627-0077785

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA H. BENZ, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said ELIZABETH M. BENZ, and is authorized by the said ELIZABETH M. BENZ, to execute this instrument on her behalf.

Witness my hand, at office, this 24th day of June, 2002.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 12 on the Plan of Phase IV Estes Glen of record in Plat Book 5060, page 78, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Estes Glen Residential Condominiums, a horizontal property regime established by Master Deed of record in Book 4923, page 411, amended in Book 4927, page 793, and Book 5239, page 922, said Register's Office.

Being the same property conveyed to Edmund W. Benz, Sr. and wife, Elizabeth M. Benz by deed from Margaret R. Steele, unmarried of record in Book 7974, page 646, said Register's Office. The said Edmund W. Benz has since died.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4923, page 411, Book 4927, page 793, and Book 5239, page 922; (3) Easements of record in Book 7121, page 128, Book 6897, page 681, Book 5202, page 388 and Book 5204, page 837; and (4) All matters appearing on the Plan of record in Plat Book 5060, page 138 and Plat Book 5060, page 78, said Register's Office.