Box 36

THIS INSTRUMENT PREPARED BY: ***Richard W. Sebastian*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $58,500.00.* *Affiant* *Notary Public* *My commission expires:* 3/21/05

Name and Address of New Owner:

Gerald F. Benjamin & LeeAnn M. Benjamin
638 St. Jules Lane
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 08/19/03 15:34 2pgs
Fees:13.00 Taxes:216.45

20030819-0120268

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map and Parcel:**
Lots 228, Lenox Village II, Section One, Davidson County, Tennessee	Part of 173-75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LENOX VILLAGE, II, LLC,** a Tennessee Limited Liability Company, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **GERALD F. BENJAMIN AND WIFE, LEEANN M. BENJAMIN**, hereinafter called "**GRANTEES,**" their heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots No. 228, on the Plan of Lenox Village II, Section One, as of record in Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Lenox Village II, LLC, a Tennessee Limited Liability Co., by deed from Hurley-Y, a Tennessee General Partnership, of record as Instrument no. 20020404-0041445, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 712 Adams Mill Court, Nashville, TN 37211 (a/ka Lot 228, Lenox Village II, Section One).

The conveyance of the above described parcel of land is subject to the following:

1. Davidson County taxes for 2003, which have been prorated between the parties and assumed by Grantees.

2. All matters shown on plan of record in Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Lenox Village, of record in Instrument No. 20020315-0032826, as amended in Instrument No. 20021226-0158458, Register's Office for Davidson County, Tennessee.

4. Charter of Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewers and/or storm drainage, of record in Instrument No. 20010918-0100850, Register's Office for Davidson County, Tennessee.

6. Storm water detention agreement of record in Instrument No. 20020722-0087469 and Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee.

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, theirs heirs and/or assigns, forever; and Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or 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 my hand this 18th day of August, 2003.

LENOX VILLAGE II, LLC,
a Tennessee limited liability company

BY: _____

TILLE: Chief Manager

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared ~~Rick Blackburn~~ David McGehee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (Officer) of Lenox Village II, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as Chief Manager (Officer) of the limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager (Officer) of the limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, the day and year first above written.

Bobbie Gail Large
Notary Public

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

My commission expires: 3/21/05

F:\BOBBIE\wd LENOX to BENJAMIN