Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1225

Davidson County DEEDWARR
Recvd: 07/13/04 10:09 2pgs
Fees:13.00 Taxes:806.50
20040713-0083166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grant L. Schoenhard, as Trustee of the Grant L. Schoenhard Life Insurance Trust dated 11-18-1982, as amended, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Anthony Benincasa and Anne B. Benincasa, joint tenants with right of survivorship hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A certain condominium in Davidson County, Tennessee, being Unit No. 103 on the Plan of St. Charles Place Condominium, on Exhibit "A" to the Master Deed of record in Book 6438, page 595, re-recorded in Book 6452, page 864, amended in Book 6488, page 833 and further amended in Book 6539, page 893, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made fore a more complete description.

Being the same property conveyed to Grant L. Schoenhard, as Trustee of the Grant L. Schoenhard Life Insurance Trust dated 11/18/1982, as amended by Deed of record in Book 11296, page 535, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 103 St. Charles Place, Nashville TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 7th day of July, 2004

Grant L. Schoenhard

Grant L. Schoenhard, as Trustee of the Grant L. Schoenhard Life Insurance Trust, dated 11/18/1982, as amended

State of CALIFORNIA)
County of SAN MATEO)

On this 7th day of July, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Grant L. Schoenhard, Trustee, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

V. Lowell Kimble
Notary Public

My Commission Expires: AUG. 15, 2006

V. LOWELL KIMBLE
Comm. # 1370267
NOTARY PUBLIC - CALIFORNIA
San Mateo County
My Comm. Expires Aug. 15, 2006

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 218,000.00.

Affiant

Sworn and subscribed before me on this the 7th day of July, 2004.

Notary Public

My Commission Expires: 3/25/2006

TAMMY BOSCHEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Anthony Benincasa	KeyBank National Association	104-6-K-103CO
103 St. Charles Place	8476 SE Mangrove Street	
Nashville, TN 37212	Hobe Sound, FL 33455	