File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref: Title No: 46194

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/11/05 10:49 3 pgs
Fees:18.00 Taxes:2812.00
20050411-0039481

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Martin E. Fox, Trustee of The Bennett Thomas Trust, 2029 Century Park East, #500 Los Angeles, California 90067	same

TAX MAP-PARCEL NUMBERS: 116-08-G-183

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$760,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Billy N. Sherrill and spouse, Charlene E. Sherrill**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Martin E. Fox, Trustee of The Bennett Thomas Trust,** 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:**

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Sugartree Phase 3 Revised of record in Book 5050, page 68, amended in Book 7377, page 434, Register's Office for said County.

Said Lot No. 183 which is a corner lot, fronts 48.36 feet on the easterly margin of Moultrie Park and fronts 93.21 feet on the broken northwesterly margin of Valley Forge said frontages being joined by a curve having a length of 25.76 feet, and extends back 95.53 feet on the northerly line and 106.22 feet on the broken easterly line to a point of intersection.

Being the same property conveyed to Billy N. Sherrill and spouse, Charlene E. Sherrill by deed from Robert C. Jamieson and spouse, Joyce Jamieson of record in Book 9510, page 940, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 68, as amended in Book 7377, page 434 said Register's Office, which Plan shows a designated building site and an easement for drainage and N.E.S. purposes along the southerly and easterly portions of said lot of varying widths. The Declaration of Covenants, Conditions and Restriction s of record in Book 4857, page 157, Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5585, page 972, Book 5691, page 61, Book 11758, page 466, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Billy N. Sherrill and Charlene E. Sherrill by Catherine Sherrill Lale as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 183 Moultrie Park, Nashville, Tennessee 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 1st day of April, 2005 .

Billy N. Sherrill by Catherine Sherrill Lale

Billy N. Sherrill By:Catherine Sherrill Lale, Atty-in-Fact

Charlene E. Sherrill by Catherine Sherrill Lale

Charlene E. Sherrill By:Catherine Sherrill Lale, Atty-in-Fact

State of TENNESSEE

County of Davidson

On this 1st day of April, 2005 , before me the undersigned authority, personally appeared Catherine Sherrill Lale, 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.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $760,000.00

Affiant

Sworn and subscribed before me this 1st day of April, 2005

My Commission Expires: 3/25/06

Notary Public

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Wldoc: Deed Wty—12/92

State of Tennessee
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Catherine Sherrill Lale** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Billy N. Sherrill and Charlene E. Sherrill** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 2005

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Billy N. Sherrill and Charlene E. Sherrill

TO: Martin E. Fox, Trustee of The Bennett Thomas Trust,

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Catherine Sherrill Lale

Catherine Sherrill Lale, Affiant

Sworn to and subscribed before me this

1st day of April, 2005

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007