(2)

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

Davidson County DEEDWARR
Recvd: 12/13/07 12:36 2 pgs
Fees:13.00 Taxes:888.00
20071213-0143608

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $240,000.00
Affiant
Subscribed and sworn to before me
This 12 day of December 2007
Notary exp: 11/22/10

REBECCA PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

Address of new owners:
Angela Marie Neglia
309 Church St # 107
Nashville, TN 37201

Send tax bills to:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

Map & Parcel
093-06-1D-107

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Mark J. Benson and Sarah S. Marshall, Husband and Wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto hereinafter called the Grantee, **Angela Marie Neglia, Unmarried,** her 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 No. 107 of The Banner Block Condominiums, as established under Master Deed of record as Instrument No. 20050527-0060419, in Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to MARK J. BENSON AND WIFE, SARAH S. MARSHALL, by deed from THE EXCHANGE LOFTS, LLC, of record as Instrument No. 20050803-0091128, dated July 28, 2006, and as corrected by a Scrivner's Affidavit of record as Instrument No. 20051019-0126059, dated October 14, 2006, said Register's Office.

The 2007 County property taxes have been prorated between the two parties.

All matters shown on the Plan of record in Book 21, page 105, Register's Office for said County.

This Conveyance is subject to any and all existing easements and restrictions as show of record including those of record in Book 9208 Page 613; Instrument No. 20020626-0076795; 20040708-0081245; 20050527-0060419; 20041001-0118481; 20050511-0053156; and Book 148, Page 264, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

X The property is improved with an address of: **309 Church Street # 107 Nashville, TN 37201**

OR The property is unimproved.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE that she is 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 herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 12 day of November, 2007.

Mark J. Benson

Sarah S. Marshall BY Mark J. Benson AIF

STATE of Tennessee
COUNTY of Davidson

Personally Appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Mark J. Benson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said, **Mark J. Benson** to me known to be the person who executed the foregoing instrument in behalf of **Sarah S. Marshall**, acknowledged that he executed the same as the free act and deed of said **Sarah S. Marshall**, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said **Sarah S. Marshall**, and appearing of record as instrument no. 20071213014360 7, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal on this the 12 day of ~~March~~ November, 2007.

Notary Public

My commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010