PREPARED BY (AND RETURN TO):

Davidson County DEEDWARR
Recvd: 07/01/08 13:17 3 pgs
Fees:18.00 Taxes:1120.30
20080701-0067799

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

W & I Ref:(__gj__) Title No: 49472
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gil Benami 638 Timber Lane Nashville, Tennessee 37205	First Tennesse e Home Loans 103 Continental Place, Suite 300 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 117020CO2000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$302,784.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edgar M. Rothschild III ,married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Gil Benami, married a/k/a Gil Ben-Ami, married** 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 Condominium Apartment in Davidson County, Tennessee, Being Unit No. 20 of Regency Park, together with the carport designated 20-A (erroneously omitted from prior conveyances), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 3700 pages 111 and 112 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Edgar M. Rothschild, III and wife, Cynthia Rothschild by Warranty Deed from M. Michael Nixon, an unmarried man, dated June 9, 2003 and recorded on July 2, 2003 of record in Doc. No. 20030702-0091777, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 10, 2004 and recorded on March 11, 2004 of record in Doc. No. 20040311-0027980, said Register's Office, subject property was conveyed to Edgar Meyer Rothschild, III (being the same person as Edgar M. Rothschild, III).

Susan Rothschild spouse of Edgar Meyer Rothschild, III joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700, Pages 111 and 112, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 3815, page 778, Book 4364, page 381, Book 4767 page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83, Book 11288, page 513, Doc. No. 200310290159210 and Doc. No. 20050531-0060994, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 638 Timber Lane, 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 30th day of June, 2008.

Edgar M. Rothschild III

Susan Rothschild

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2008 , before me the undersigned authority, personally appeared Edgar M. Rothschild III and Susan Rothschild, 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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $302,784.00

Affiant

Sworn and subscribed before me this the 30th day of June, 2008

Notary Public

My Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

AFFIDAVIT AS TO USE AND CONTROL OF CARPORT

The undersigned Edgar Meyer Rothschild III hereby declares that he, as owner of Unit No. 20 Regency Park [or the occupant of Unit No. 20 Regency Park], a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee, had exclusive use and control of the carport described as "20A" for the entire time the undersigned had title to Unit No. 20 Regency Park.

Witness my hand this the 30th day of June 2008.

Edgar Meyer Rothschild III

State of Tennessee
County of Davidson

On June 30, 2008, before me the undersigned authority, personally appeared **Edgar Meyer Rothschild III**, 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.

Notary Public

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011