WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

X _____
Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2009.

_____
Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

R-USAA-09-1612

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Smith	USAA Federal Savings Bank	
1612 Benjamin Street	6800 Fredericksburg Road	
Nashville, TN 37206	San Antonio, TX 78288	83-6-34.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BENJAMIN STREET PARTNERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER L. SMITH, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 39, MAP SHOWING SUBDIVISION OF LOTS NO. 8, 9, 10 AND PART OF LOT 7 IN BLOCK A, LOTS 13-14 IN BLOCK B AND ALL OF BLOCK C IN SUBDIVISION OF WEAKLEY PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 12, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO BENJAMIN STREET PARTNERS BY WARRANTY DEED FROM ALFRED E. MASON, JR., RECORDED ON THE 30TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070730-0090003, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 547, PAGE 12; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1612 Benjamin Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

BILL GARRETT, Davidson County
Trans:T20090036660 DEEDWARR
Recvd: 06/03/09 10:01 2 pgs
Fees:13.00 Taxes:758.50

20090603-0051005

Witness my/our hand(s) this 28th day of May, 2009.

Benjamin Street Partners

BY: _____
Frank Bryant, Partner

BY: _____
Christopher M. Flowers, Chief Manager and President of CMF Development, LLC, a Partner of Benjamin Street Partners

BY: _____
Yocia A. Flowers, Secretary of CMF Development, LLC, a Partner of Benjamin Street Partners

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Frank Bryant, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of Benjamin Street Partners, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of May 2009.

_____
Notary Public
My Commission Expires: 7-24-10

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Christopher M. Flowers, Chief Manager and President of CMF Development, LLC, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged CMF Development, LLC, to be a partner of Benjamin Street Partners, the within named bargainor, a partnership, and that he as such Chief Manager and President of such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of May 2009.

_____
Notary Public
My Commission Expires: 7-24-10

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Yocia A. Flowers, Secretary of CMF Development, LLC, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged CMF Development, LLC, to be a partner of Benjamin Street Partners, the within named bargainor, a partnership, and that she as such Secretary of such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of May 2009.

_____
Notary Public
My Commission Expires: 7-24-10

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.