BILL GARRETT, Davidson County
Trans:T20090059962 DEEDWARR
Recvd: 09/01/09 15:51 2 pgs
Fees:13.00 Taxes:1235.43

20090901-0082137

WARRANTY DEED

JOHN D. BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,900.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2470

(AFFIX SEAL)

G-VRE-09-301

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
John Berryman	New Owner (NAME)	
305 Church Street #301 (ADDRESS)	(ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	93-6-1-E-302.00 CO

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, I/we MARK J. BENSON AND WIFE, SARAH S. MARSHALL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN D. BERRYMAN AND MARIE C. BERRYMAN, HUSBAND AND WIFE, 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:

305 CHURCH STREET, UNIT 301, AND RIGHTS TO ONE PARKING SPACE, OF THE CHURCH STREET LOFTS OF THE BANNER BLOCK CONDOMINIUMS, AS ESTABLISHED PURSUANT TO ALL THE PROVISIONS OF THE TENNESSEE "HORIZONTAL PROPERTY ACT" AS THE SAME IS SET OUT IN SECTIONS 66-27-101 ET SEQ. OF THE TENNESSEE CODE ANNOTATED, AS AMENDED, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF; AND IS SUBJECT TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF; ALSO SUBJECT TO EASEMENTS, RIGHTS AND INTEREST IN FAVOR OF OTHER UNIT OWNERS AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREON; AND ALSO INCLUDING WITHOUT LIMITATIONS ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN MASTER DEED AND BY-LAWS ESTABLISHING A HORIZONTAL PROPERTY REGIME OF THE BANNER BLOCK CONDOMINIUMS, OF RECORD AS INSTRUMENT NO. 20050527-0060419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20050927-0115946; BY SECOND AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20060728-0091581, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; BY THIRD AMENDMENT TO MASTER DEED, OR RECORD AS INSTRUMENT NO. 20060731-0092812, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; BY FOURTH AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20060907-0110529, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND BY FIFTH AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20061013-0127441, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SUCH FIFTH AMENDMENT BEING RE-RECORDED AS INSTRUMENT NO. 20061027-0133858, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MARK J. BENSON AND WIFE, SARAH S. MARSHALL BY QUITCLAIM DEED FROM NANCY W. SPILMAN, RECORDED ON THE 21ST DAY OF JULY, 2009 IN INSTRUMENT NO. 20090721-0068320, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 305 Church Street #301, Nashville, Tennessee 37201
(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.

Witness my/our hand(s) this 10th day of August, 2009.

Mark J. Benson

Sarah S. Marshall

STATE OF Tennessee
COUNTY OF Davidson

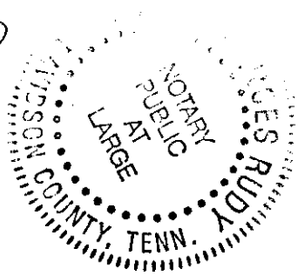
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark J. Benson and Sarah S. Marshall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowlecged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of August, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903