WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/09 08:51 3 pgs
Fees:18.00 Taxes:925.00
20091120-0106849

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/10/12

(AFFIX SEAL)

ANDREW H. ROONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

R-RLS-09-1610

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
Patrice M. Brinckerhoff	Bank of America NA (NAME)	
1610 Benjamin Street (ADDRESS)	3011 Armory Drive, #120 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN. 37204 (CITY) (STATE) (ZIP)	83-6-35.00

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 BENJAMIN STREET PARTNERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICE M. BRINCKERHOFF, A SINGLE 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 38, MAP SHOWING SUBDIVISION OF LOTS 8, 9, 10 AND PART OF LOT NO. 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) 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 1610 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.

Witness my/our hand(s) this 28th day of October, 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

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 October, 2009.

_____
Notary Public
My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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 October, 2009.

_____
Notary Public
My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY