THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09102229** SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 5, 2011	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $462,500.00. Fleda B. Anderson Affiant Subscribed and sworn to before me, this 17th day of November, 2009. Notary Public My Commission Expires: 7-5-2011

WARRANTY DEED

Address New Owner: Neville W. Reay and Fleda B. Anderson 4102 Lone Oak Rd B Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117150D00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David F. Benskin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Neville W. Reay and Fleda B. Anderson.**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B in Lone Oak Townhomes, a Private Element Horizontal Property Regime, located on Lone Oak Road, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions and By-Laws for Lone Oak Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20031231-0184999, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Lone Oak Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20031231-0184999, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein. Being the same property conveyed to David F. Benskin, an unmarried man by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, recorded on the 15th day of April, 2004 in Instrument No. 20040415-0042739, in the Register's Office of Davidson County, Tennessee.

Nancy Benskin, wife of David F. Benskin, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat contained in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20031231-0184999, in the Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20031231-0184999, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090079286 DEEDWARR
Recvd: 11/23/09 08:37 2 pgs
Fees:13.00 Taxes:1711.25
20091123-0107144

Terms and provisions of by-Laws contained in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20031231-0184999.

Quitclaim Deed for the conveyance of Open Space recorded at Instrument No. 20041230-0155028.

This is improved property located at 4102 Lone Oak Rd B Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of November, 2009.

David F. Benskin

Nancy Benskin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David F. Benskin and Nancy Benskin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County