THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29852-11-2010** **Record & Return To:** **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue, Suite 140** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $712,500.00. Affiant Subscribed and sworn to before me this 1st day of December, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.
My Commission expires MAY 8, 2012

WARRANTY DEED

Address New Owner: David F. Benskin, Nancy V. Benskin 222 Leonard Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 130 07700

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, **Douglas A. Lesky, unmarried and Jeffrey R. Steele, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David F. Benskin and wife, Nancy V. Benskin** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 222 Leonard Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 1st day of December, 2010.

Douglas A. Lesky

Jeffrey R. Steele

BILL GARRETT, Davidson County
Trans:T20100076398 DEEDWARR
Recvd: 12/03/10 13:27 2 pgs
Fees:13.00 Taxes:2636.25
20101203-0096589

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Douglas A. Lesky and Jeffrey R. Steele**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 and the southerly 5 feet of Lot No. 15 in Myrtlewood Plat of Bransford Realty Company's Subdivision of record in Book 547, page 106, Register's Office for Davidson County, Tennessee, as follows:

Said Lot and part of said Lot adjoin and front together 65 feet on the east side of Leonard Avenue and extends back between parallel lines 213 feet 6 inches to a dead line.

Being the same property conveyed to Douglas A. Lesky and Jeffrey R. Steele by deed from Carolyn J. Elam, unmarried, and Melinda G. Medlin, unmarried, appearing as Instrument No. 20051007-0121693, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 547, page 106, Register's Office for Davidson County, Tennessee.