THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11060578** BOX 50-B RETURN TO: PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $900,000.00. Affiant Subscribed and sworn to before me, this30th day of June, 2011. JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Notary Public My Commission Expires: 1-9-12

WARRANTY DEED

Address New Owner: Timothy B. Fouts and Madeleine Y. Fouts 210 Paddock Lane Belle Meade TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11614004700

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, **Benchmark Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy B. Fouts and wife, Madeleine Y. Fouts,** ("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 Lots 34 and 35, BELLE MEADE SUBDIVISION, as shown on plat of record in Plat Book 1130, Page 3, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Benchmark Properties, LLC, a Tennessee limited liability company by Warranty Deed from William Prentice Cooper, recorded on the 23rd day of September, 2008 in Instrument No. 20080923-0096774, in the Register's Office of Davidson County, Tennessee.

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 2011 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2011 and thereafter, for tax parcel identification number 11614004700, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE MEADE SUBDIVISION, as recorded in Plat Book 1130, Page(s) 3, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement for Sanitary Sewer, recorded in Book 5787, Page 86.

BILL GARRETT, Davidson County
Trans:T20110039730 DEEDWARR
Recvd: 07/01/11 13:56 2 pgs
Fees:13.00 Taxes:3330.00
20110701-0050769

Easement for Water Main, recorded in Book 1105, Page 73.

This is improved property located at 210 Paddock Lane Belle Meade TN 37205.

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 30th day of June, 2011.

Benchmark Properties, LLC

By: Robert C. Elliott, President

By: Mitchell M. Dowdy, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert C. Elliott and Mitchell M. Dowdy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the President and Vice President of Benchmark Properties, LLC, a Tennessee limited liability company the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014