BILL GARRETT, Davidson County
Trans:T20120031072 DEEDWARR
Recvd: 04/30/12 08:45 4 pgs
Fees:23.00 Taxes:481.00
20120430-0036382

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14A
23876-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
R & M Properties 3030 Sidco Drive Nashville, TN 37204	New Owner	Map/Parcel # 11816004200

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, MELINDA S. BENTON and husband, ALAN W. BENTON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto R & M PROPERTIES, a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 84 feet of Lot No. 105 on the plan of Sidco, Section III, or record in Book 2663, Page 41, amended in Book 3031, Page 474, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 105 fronts 84 feet on the easterly side of Foster Creighton Drive and runs back between parallel lines 180 feet to a dead line in the rear.

Being the same property conveyed to Alfred Greif, Jr. and wife, Miriam H. Greif by Deed dated May 27, 1986, from John T. Crain, Margaret White Ratcliff, Samuel L. Crain, Jr., Melodi Crain, Rose Marie Tapp n/k/a Rose Marie White and Elizabeth White McDonald of record in Book 6877, Page 114 and further being part of the same property conveyed to Alfred Greif by Quitclaim Deed dated May 9, 1995 from Miriam H. Greif, a married person of record in Book 9676, Page 615 and further being part of the same property conveyed to Alfred Greif, Trustee of the Revocable Trust Agreement of Alfred Greif, dated May 9, 1995 by Quitclaim Deed of record in Book 9678, Page 824, Register's Office for Davidson County, Tennessee. Being further conveyed to Melinda S. Benton and Alan W. Benton by Deed from William David Greif, as Successor Trustee of the Revocable Trust Agreement of the Al Greif living Trust, dated May 9, 1995, restated and amended October 26, 2009 and William David Greif, as Executor of the Last Will and Testament of Alfred Greif, of record as Instrument No. 20120409-0029567, said Register's Office.

This is improved commercial property known as 2926 Foster Creighton Drive, Nashville, Tennessee 37204.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 26th day of April, 2012.

Melinda S. Benton

Alan W. Benton, by Melinda Benton, his Attorney In Fact, by Power of Attorney dated May 27, 2011 of record as Instrument No. 20120319-0022951, Register's Office for Davidson County, Tennessee.

By Melinda S. Benton
His Atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melinda S. Benton, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 26th day of April, 2012.

Notary Public
My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Melissa S. Benton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Alan W. Benton, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Alan W. Benton for the purpose therein contained, by signing the name of Alan W. Benton by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 2012.

Notary Public
My commission expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me this 26th day of April, 2012.

Notary Public
My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2012 and subsequent years, not yet due and payable. Map/Parcel #11816004200.

2. Matters depicted on the Plan of record in Book 2663, Page 41, amended in Book 3031, Page 474, Register's Office for Davidson County, Tennessee.

3. Easement for use of all sewerage facilities and equipment in, on and over the premises as set out in a deed from C.F. Cole, Jr., Substitute Trustee, to Suburban Industrial Development Company, of record in Book 2707, Page 619, which easement and right of way were subsequently conveyed to the City of Nashville Public Works Department of record in Book 3434, Page 174, Register's Office for Davidson County, Tennessee.

4. The exception and reservation in favor of the United States of America in and to all fissionable materials as described and set forth in a certain deed from the U.S.A. to DeWitt Carter, Trustee, of record in Book 2152, Page 347, Register's Office for Davidson County, Tennessee.

5. The ownership of and rights of Suburban Industrial Development Company in connection with any and all sewerage lines and utility reservations for railroad right of way as set forth in the deed of record in Book 2499, Pages 79 & 86, and in Book 2293, Page 573, said Register's Office.

6. Easement for water main to the City of Nashville of record in Book 2703, Page 402, and in Book 2244, Page 611, Register's Office for Davidson County, Tennessee.

7. Matters disclosed on the survey prepared by Volunteer Land Surveying, LLC, dated November 15, 2011, signed by Phillip E. Holmes, Jr., Registered Land Surveyor No. 1728, bearing File No. 12019.