This Instrument Prepared By: File Box 24

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Nashville, TN 37217
(615)361-6679

BOOK 8827 PAGE 216

This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
Ben T. Johnson
5717 Maudina Avenue
Nashville, Tennessee 37209

SEND TAX BILL:
**To Mortgagee*

MORTGAGEE:
Dominion Bankshares Mortgage Corp.
1650 Tysons Boulevard
McLean, Va. 22102-0703

MAP AND PARCEL:
MAP 103-2
PARCEL 88 & 89
08DA 46805

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate in Tenants by the entirety in Ben T. Johnson and wife, Sharon L. Johnson,

We, Ben T. Johnson hereby Quitclaim all our interest to Harold Reeves, Trustee, his successors and assigns; a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING in the 8th, formerly the 12th Civil District of said County and State, shown on the Map showing subdivision of John M. Branham's Farm on Charlotte Pike, as of record in Book 547, Page 14, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, August 10, 1953, as follows:

BEGINNING at a point on the southerly margin of Maudina Street at the northwest corner of the 4 acre tract originally conveyed to Clarence A. DeMoss and wife, of record in Book 809, Page 43, said Register's Office, being also the easterly line of Lot No. 8 as shown on said plan and the easterly margin of a lane as shown on said survey; thence with the easterly margin of said lane and a fence line south 5 deg. 15 min. W 175 feet; thence north 68 deg. 30 min. east 60 feet; thence north 5 deg. 15 min. west 175 feet to a point in the southerly margin of said street; thence with the southerly margin of said street south 68 deg. 30 min. west 60 feet to the beginning.

BEING THE same property conveyed to Ben T. Johnson by deed from Edward C. White of record in Book 5874, Page 844, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all rights of Davidson County, Tennessee and by reason of an easement, 30 feet in width across the westerly side of the above described property for the purpose of providing a 50 foot right-of-way for DeMoss Road as set out in deed from C. A. DeMoss and wife, to Davidson County, Tennessee, of record in Book 1632, Page 325, and also subject to an easement for a water main along the westerly line of said property as shown on map or plan of Davidson County Highway Commission, dated May 27, 1942 and being a plan for the widening or improvement of said DeMoss Road as shown on the plan of record in said Office.

This is improved property known as 5717 Maudina Avenue, Nashville, Tn.

This is same description as in previous deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now I, the said Harold Reeves, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all of my interest unto the said Ben T. Johnson and wife, Sharon L. Johnson, their heirs and assigns, forever; the same property hereinabove set forth, to which reference is here made and that the same is conveyed subject to the limitations and restrictions as may effect the premises, as above set forth. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23rd day of December, 1992.

7.8.0.2.4.

IDENTIFICATION REFERENCE

Dec 30 11 35 AM '92

REGISTER DAVIDSON COUNTY, TN

Ben T. Johnson

Trustee

Harold Reeves, Trustee

6578 12/30 0101 03CHECK 8.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ben T. Johnson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of December, 1992.

NOTARY PUBLIC

My Commission Expires: 11/16/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold Reeves,Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of December, 1992.

NOTARY PUBLIC

My Commission Expires: 11/16/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ NONE

AFFIANT

Subscribed and sworn to before me this 23rd day of December, 1992.

NOTARY PUBLIC

My Commission Expires: 11/16/96