THIS INSTRUMENT PREPARED BY:
VAN P. EAST, III
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203
File Box 42

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
Laura Leigh Benson-Greer 4718 Benson Road Springfield, TN 37172	SAME	131-5B-247

FOR NO MONETARY CONSIDERATION, but in accordance with an existing agreement between the parties, CINDY B. DUPREE, an unmarried person being formerly known as Cindy B. Morton, hereinafter referred to as "Grantor," does hereby quitclaim and convey unto LAURA LEIGH BENSON-GREER, hereinafter referred to as "Grantee," her heirs and assigns forever, all of her right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference.

This is improved real property located at 247 Summit Ridge Drive, Nashville, Davidson County, Tennessee 37215.

This interest in real property is conveyed subject to taxes, limitations, easements, restrictions, and encumbrances as may affect the same, including, but not limited to:

(1) 1994 Metropolitan Nashville and Davidson County, Tennessee, real property taxes, a lien, but not presently due and payable;

(2) Limitations and conditions imposed by the Horizontal Property Act as set forth in T.C.A. § 66-27-101, et seq.;

(3) Terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for Four Seasons, a Condominium, recorded in Book 6841, Page 349, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 6847, Page 122, said Register's Office;

(4) Rights of tenants in possession under existing leases, if any;

(5) Title to that portion of the premises lying within the boundaries or rights-of-way of any highways or roads;

(6) Applicable zoning and building laws and ordinances; and

(7) Deed of Trust dated June 10, 1986, from Laura Leigh Benson and Cindy B. Morton to Vaden Lackey, Jr., as Trustee for Fidelity Savings and Loan Association of Tennessee, of record in Book 6885, Page 576, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this the 25th day of January, 1994.

Cindy B. Dupree

CINDY B. DUPREE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

Laura Leigh Benson-Greer
AFFIANT

SUBSCRIBED and sworn to before me this 25th day of January, 1994.

Joan D. Reeves
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:
9-17-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Joan D. Reeves, a Notary Public in and for the County and State aforesaid, CINDY B. DUPREE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 25th day of January, 1994.

Joan D. Reeves
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:
9-17-95

EXHIBIT "A"

LEGAL DESCRIPTION

Unit No. 247 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Laura Leigh Benson and Cindy B. Morton by deed from Four Seasons Associates, Inc., of record in Book 6885, Page 573, said Register's Office.

THIS LEGAL DESCRIPTION IS THE SAME AS IN PREVIOUS DEED OF RECORD.

10897

IDENTIFICATION REFERENCE

94 JAN 25 PM 3:26

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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