This instrument was prepared by:

David E. Danner, Esq.
The Law Office of David E. Danner, P.C.
Washington Square Building
222 Second Avenue North, Suite 360M
Nashville, Tennessee 37201
(615) 254-4686

Address New Owners as Follows:

Rosetta Miller Perry
1818 Morena Street
Nashville, TN 37208

Send Tax Bills to:

Saxon Mortgage, Inc.
4701 Cox Road, Ste. 101
Glen Allen, VA 23060

Map-Parcel Numbers

92-3-315

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Wanda Miller Benson for and in consideration of the sum of Zero and No/100 Dollars (-0-) for love and affection, do hereby terminate the Trust Agreement at Book 10321 Page 246 and hereby convey, release and forever quitclaim unto Rosetta Miller Perry, her heirs and assigns, their entire rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of J.M. Harding Subdivision of Lot No. 11 of Harding Lytle Tract, of record in Book 21 Page 136, Register's Office for Davidson County, Tennessee. Said Lot No. 20 fronts 50 feet on the north side of Morena Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Rosetta M. Perry by deed from Joan M. Williams, unmarried, of record in Book 9724 Page 903, and being the same property quitclaimed to Wanda Miller Benson and Victoria Miller DeBerry by Rosetta Miller Perry, of record in Book 10321 Page 245.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 29 day of July, 1999.

3217 08/06 01:03 03CHECK 10.00

Wanda Miller Benson
WANDA MILLER BENSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, this the 29 day of July, 1999.

Evelyn C. Walker
Notary Public

My Commission Expires: 11/24/2001

EVELYN C. WALKER NOTARY PUBLIC STATE OF TENNESSEE

99 AUG -6 PM 4:15
[illegible] REGISTER
DAVIDSON COUNTY, TN.

06216300
IDENTIF. & REFERENCE

STATE OF _____)

COUNTY OF _____)

Sworn to and subscribed before me, this the _____ day of _____, 1999.

_____

Notary Public

My Commission Expires: _____/_____/_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

Stella B. Warren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Aug 1999

Sonny Wilson
Deputy Register