18A
mds

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
JAMES P. BENNETT JULIA M. BENNETT 2840 Polo Club Road Franklin, TN 37221	Same	Map 118-8 Parcel 19

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, JAMES P. BENNETT and JULIA M. BENNETT, by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND MICHAEL D. SONTAG in order to create a tenancy in common does hereby quitclaim and convey unto JAMES P. BENNETT and wife, JULIA M. BENNETT, as equal tenants in common, their heirs, and assigns, all his right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 2324 Eugenia Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 10th day of January, 2001.

JAMES P. BENNETT

JULIA M. BENNETT

MICHAEL D. SONTAG

Davidson County DEEDQC
Recvd: 02/22/01 15:38 3pgs
Fees:14.00 Taxes:0.00

20010222-0016878

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JAMES P. BENNETT and JULIA M. BENNETT, the within named 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 instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of January, 2001.

Lori D. Cox
Notary Public

LORI D. COX NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

My Commission Expires:
1/26/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL D. SONTAG, the within named bargainor, 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, at office, this 10 day of Jan., 2001.

Lori D. Cox
Notary Public

LORI D. COX NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

My Commission Expires:
1/26/03

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Julia M. Bennett
JULIA M. BENNETT

Subscribed and sworn to before me
this 10 day of Jan., 2001.

Lori D. Cox
Notary Public

LORI D. COX NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

My Commission Expires:
1/26/03

#2156809 11/21/00 vcc

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 64 and all of Lot No. 65 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot fronts 75 feet on the northeasterly margin of Eugenia Avenue and extends back between parallel lines along the northwesterly margin of Melrose Street, 150 feet to an alley in the rear.

Being the same property conveyed to JAMES P. BENNETT and wife, JULIA M. BENNETT, by deed of record in Book 10281, page 260, Register's Office for Davidson County, Tennessee.