THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22071-11-2003**	The actual consideration or value, whichever is greater, for this transfer is: $0.00. Patricia Green Affiant Subscribed and sworn to before me, this 10th day of December, 2003. Beth M. Brock Notary My Commission Expires: 5/16/05

BETH M. BROCK NOTARY PUBLIC AT LARGE WILLIAMSON CO.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carl M. Garrett Christy M. Garrett 309 Westchester Drive Madison, TN 37115	New Owners	Map No.051.02 Parcel No. 044.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, James H. Benson and wife, Judy L. Benson ("Grantor"), does hereby quitclaim, transfer and convey unto Carl M. Garrett and Kristy M. Garrett husband and wife, ("Grantee"), their heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is property known as 309 Westchester Drive, Madison, TN, 37115.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of December, 2003.

James H Benson
James H. Benson

Judy L. Benson
Judy L. Benson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James H. Benson and wife, Judy L. Benson, 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 instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2003.

Beth M. Brock
Notary Public

My Commission Expires: 5/16/05

BETH M. BROCK NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Davidson County DEEDQC
Recvd: 12/23/03 13:59 2pgs
Fees:12.00 Taxes:0.00

20031223-0182660

EXHIBIT "A"

Land in Davidson, Tennessee, being Lot No. 4 on the Plan of Holiday Hills, as of record in Plat Book 3600, page 28, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James H. Benson and wife, Judy L. Benson by deed dated 11/01/93 from Doris Ann A. Turner, unmarried of record in Book 9133, page 981 Register's Office for Davidson County, Tennessee.