Davidson County DEEDQC
Recvd: 08/19/04 09:17 2pgs
Fees:12.00 Taxes:0.00
20040819-0100148

THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 4th Ave. N., 5th Fl.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

James C. Dale III
AFFIANT

Subscribed and sworn to before me this 17th day of August, 2004.

Anita J. Settle
NOTARY PUBLIC

My Commission Expires: 5/24/2008

ADDRESS NEW OWNER:
Maxwell E. Benson, Jr., and
Katharine J. Benson,
Tenants in Common
916 Harpeth Trace Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:

SAME

MAP/PARCEL:

Map 116-11-0
Parcel 074.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that the **Estate of Katharine D. Benson, Maxwell E. Benson, Jr.,** and **Katharine Jane Benson, Co-Executors** ("Grantor"), for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Katharine D. Benson, the decedent's Will having been admitted to probate in Davidson County, Tennessee, and recorded in Will Book 5495, Instrument No. 1252053, Probate Court Clerk's Office for said county, conveys and quitclaims unto **Maxwell E. Benson, Jr. and Katharine Jane Benson,** equally and as Tenants in Common, their heirs and assigns, ("Grantees"), all the right, title and interest of Katharine D. Benson, deceased, in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

1. Lots Nos. 23 & 24 on the Plan of D. B. Kenner's Walnut Grove Subdivision, as of record in Book 974, Page 2, Register's Office for said County.

Said Lots Nos. 23 & 24 adjoin and front 100' each on the easterly side of Walnut Drive, and run back between lines 210' on the northerly line of Lot No. 23 and 207' on the southerly line of Lot No. 24, to the west line of the property of the Woodmont Golf Club, on which they measure 105.5 feet each.

Being the same property conveyed to Maxwell E. Benson by deed from Duncan F. Kenner, et ux, of record in Book 1023, Page 656, Register's Office for Davidson County, Tennessee, and being the same property devised to Katharine D. Benson under the Will of Maxwell E. Benson, admitted to Probate in Davidson County, Tennessee, and recorded in Will Book 82, Page 421, Probate Court Clerk's Office for said County.

2. The northerly one-half of Lot No. 25 on the Plan of Walnut Grove Subdivision, as of record in Book 974, Page 2, Register's Office for said County.

Said part of Lot No. 25 fronts fifty (50) feet on the easterly side of Walnut Drive, and runs back 207' on the northerly line and 206 1/2', more or less, on the southerly line to a dead line in the rear, measuring 50' thereon.

Being the same property conveyed to Maxwell E. Benson and wife, Katharine Dibrell Benson (one and the same person as Katharine D. Benson) of record in Book 1110, Page 223, Register's Office for Davidson County, Tennessee.

The said Maxwell E. Benson predeceased Katharine Dibrell Benson (one and the same person as Katharine D. Benson), now deceased.

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

WITNESS our hands this 17th day of August, 2004.

Estate of Katharine D. Benson

By: Maxwell E Benson, Jr., Co-Executor
Maxwell E. Benson, Jr., Co-Executor

and

By: Katharine Jane Benson, co-executor
Katharine Jane Benson, Co-Executor

"Grantors"

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, James C Dale III, a Notary Public in and for said County and State, personally appeared the within named **Maxwell E. Benson, Jr.** and **Katharine Jane Benson,** with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained as Co-Executors of the Estate of Katharine D. Benson.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of August, 2004.

James C. Dale III
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/25/08

JAMES C. DALE, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE