This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
49 Music Square West, Suite 600
Nashville, Tennessee 37203

Davidson County DEEDQC
Recvd: 09/12/05 08:19 2 pgs
Fees:12.00 Taxes:0.00
20050912-0108907

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
BEN SPEER, TRUSTEE, BEN SPEER LIVING TRUST 900 19th Avenue, South, #401 Nashville, TN 37212	SAME	92-16B-J6

KNOW ALL MEN BY THESE PRESENTS, that **BEN SPEER** ("Grantor"), for the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys unto **BEN SPEER, Trustee under that certain trust agreement establishing the BEN SPEER LIVING TRUST, dated August 25, 2005** ("Grantee"), his successors and assigns, with full power to sell, transfer, exchange, convey and encumber, by Deed of Trust or otherwise, without joinder by or disclosure of the beneficiaries of the trust, and without liability on the part of third persons dealing with the Trustee, to look to the proper disposition of the proceeds arising from any such transaction, all of Grantor's right, title and interest in and to certain real property located in Davidson County, Tennessee, and described as follows, to wit:

> Being Unit 401, Level 6, of University Square Condominium Apartments, as shown on the Plan of record in Book 6900, page 124, Register's Office for said County, and as established by Master Deed of record in Book 7051, page 529, said Register's Office, as amended in Book 7119, page 884, said Register's Office – together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "A" of said Master Deed.
>
> Being the same property conveyed to Ben L. Speer, a single man, by Warranty Deed from Suzanne Lee Layne, unmarried, as of record in Book 10328, page 767, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements and restrictions of record.

The legal description contained herein is the same as that contained in the previous deed of record.

unimproved ( )
This is improved(XX) property, known as 900 19th Avenue South, #401, Nashville, TN 37203.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this the 25th day of August, 2005.

Ben L Speer
BEN SPEER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **BEN SPEER** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 25th day of August, 2005.

Notary Public

My Commission Expires: GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Ben L Speer
Affiant

Subscribed and sworn to before me, this
the 25th day of August, 2005.

Notary Public
My Commission Expires:

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009