Davidson County DEEDQC
Recvd: 12/30/05 16:17 3 pgs
Fees:17.00 Taxes:0.00
20051230-0157090

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 30th day of December, 20 05,
by first party, Grantor, Ellen Tosh Bennyworth
whose post office address is 4487 Post Place #134
to second party, Grantee, Martha Hannah Bennyworth
whose post office address is 3603 Meadowbrook Avenue

WITNESSETH, That the said first party, for good consideration and for the sum of one and 00/100 Dollars ($ 1.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson,
State of Tennessee to wit:

Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of the Richland Realty Company's First Addition to Subdivision "B", as of record in Book 332, page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 303 fronts fifty (50) feet on the easterly side of Bowling Street and extends back, eastwardly, between parallel lines, two hundred (200) feet, more or less, to an alley in the rear.

Being part of the same property conveyed to Stephen R. Bennyworth and wife, Ellen T. Bennyworth, by Deed

New Owners: Stephen R. Bennyworth
Martha Hannah Bennyworth

Send tax bill: Stephen R. Bennyworth
3603 Meadowbrook Ave
Nashville, TN 37205

Map & parcel 104-05-0-309

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Signature of Witness: Mary A. Poole

Print name of Witness: MARY L. POOLE

Signature of Witness:

Print name of Witness: Christopher Estes

Signature of First Party: Ellen B

Print name of First Party: Ellen Tosh Benneyworth

Signature of Second Party:

Print name of Second Party: Hannah Benneyworth

Signature of Preparer Stephen Benneyworth

Print Name of Preparer Stephen Benneyworth

Address of Preparer 3603 Meadowbrook Avenue

State of Tennessee
County of Davidson }

On December 3, 2005 before me, Phil Reynolds,
appeared Ellen Tosh Benneyworth, Hannah Benneyworth and Stephen Benneyworth
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Phil Reynolds
Signature of Notary

PHIL REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant ____Known ✓ Produced ID
Type of ID TN Driver's License
(Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
Stephen R. Benneyworth
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 30 DAY OF Dec 2005
Deputy Register

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8158

Box 23

File No.: 8456-3

BOOK 8158 PAGE 876

Address New Owner:	Send Tax Bills To:	Map/Parcel
Stephen Benneyworth etux	Same	Map 104-5
3603 Meadowbrook Ave	"	Par 309
Nashville, TN 37205	"	

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, AQUINAS JUNIOR COLLEGE, a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto STEPHEN R. BENNEYWORTH and wife, ELLEN T. BENNEYWORTH, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of the Richland Realty Company's First Addition to Subdivison "B", as of record in Book 332, page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 303 fronts fifty (50) feet on the easterly side of Bowling Street and extends back, eastwardly, between parallel lines, two hundred (200) feet, more or less, to an alley in the rear.

Being the same property conveyed to Mary Dolores Corlew by deed from Mrs. Jennie Corlew, of record in Book 1676, page 311, Register's Office of Davidson County, Tennessee. The said Mary Dolores Corlew having since died, having devised the herein described property to AQUINAS JUNIOR COLLEGE by will, of record in Will Book 147, page 484, Probate Court Clerk's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 332, Page 174, said Register's Office, to which reference is made; any easements; all applicable local government planning, building and zoning regulations.

This is improved property known as 108 Bowling Avenue, Nashville, Tennessee. This property and improvements are transferred in "AS IS" condition.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said STEPHEN R. BENNEYWORTH and wife, ELLEN T. BENNEYWORTH, their heirs and assigns forever.

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, in fee simple, that it has a good and valid right to convey it and the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders or entities.

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