39-B



39-B

Prepared by:
Centennial Title Co., Inc.
30 Burton Hills Blvd. #165
Nashville, TN 37215
Prepared with information provided by the parties

Davidson County DEEDQC
Recvd: 02/14/06 13:43 2 pgs
Fees:12.00 Taxes:0.00

20060214-0017930

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, the undersigned **Anthony Benincasa**, hereinafter called the **Grantor**, by these presents, does hereby quitclaim unto **Anne B. Benincasa**, hereinafter called the **Grantee**, all of the Grantor's rights, and interest in and to the following described property in Davidson County, Tennessee, described as follows: **To Wit:**

A Certain condominium in Davidson County, Tennessee, being Unit No. 103 on the Plan of St. Charles Place Condominium, on Exhibit "A" to the Master Deed of record in Book 6438, page 595, re-recorded in Book 6452, page 864, amended in Book 6488, page 833 and further amended in Book 6539, page 893, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Benincasa and Anne B. Benincasa, joint tenants with right of survivorship, by deed dated July 7, 2004, of record in Instrument No. 20040713-0083166, Register's Office for Davidson County, Tennessee.

Subject to any easements, restrictions, recorded plans, liens, encumbrance, or property taxes applicable to the subject premises.

This is improved property known as: 103 St. Charles Place, Nashville, TN 37212

**WITNESS THE EXECUTION HEREOF** this 3rd day of February, 2006.

Anthony Benincasa

(561) 758-2056

State of FLORIDA
County of MARTIN

On this the 3 day of FEBRUARY, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Anthony Benincasa**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that the execution is a free act and deed.

Ann M. Hemp
My Commission DD266501
Expires November 12, 2007

Ann M. Hemp
Notary Public

My Commission Expires: _____

State of TN
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 0.00

Affiant

Sworn and subscribed before me on this the 2 day of Feb, 2006.

Notary Public

My Commission Expires: 7-25-09

Anne B. B — (615) 400-1665

**NEW OWNER:**
**Anne B. Benincasa**
**103 St. Charles Place**
**Nashville, TN 37212**

**RESPONSIBLE FOR TAX PAYMENT:**
**same**

**TAX MAP-PARCEL #:**
**104-6-K-103CO**



Feb 03 06 09:29a BENINCASA ENTERPRISES LLC 6177674?1 p.3