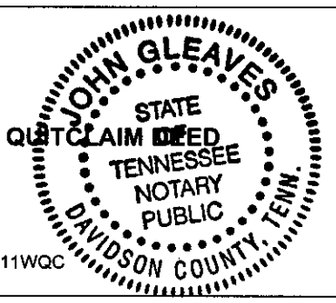


B-RME-06-2111WQC

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Champ Holdings, LLC (NAME)	Champ Holdings, LLC (NAME)	
2111 11th Avenue South (ADDRESS)	2111 11th Avenue South (ADDRESS)	105-13-192
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Michael Edward Bencks, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Champ Holdings, LLC HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE RESIDENCE LOT ON THE PLAN OF THE MCALLISTER PROPERTY AS OF RECORD IN BOOK 421, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE NORTH 58 FEET OF LOT A ON THE UNRECORDED MAP OF THE SUBDIVISION OF THE EASTERLY PART OF THE BLOCK ON WHICH IS LOCATED THE MCALLISTER RESIDENCE, DESCRIBED ACCORDING TO THE SURVEY MADE BY ERIC DRAKE, COUNTY SURVEYOR, DATED AUGUST 7, 1930.

SAID LOT BEGINS ON THE WEST MARGIN OF 11TH AVENUE SOUTH (FORMERLY BERTIE AVENUE) AT A POINT 214 FEET NORTH OF THE NORTHERLY MARGIN OF LAWRENCE AVENUE, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO SOLMAN WINSTEAD AND WIFE, BY DEED FROM BESSIE L. JOHNSON, ET VIR., OF RECORD IN BOOK 1179, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WESTERLY MARGIN OF 11TH AVENUE SOUTH, NORTHERLY 58 FEET TO THE SOUTHEASTERLY CORNER OF LOT B; THENCE WITH THE LINE BETWEEN THE SAID TWO LOTS, WESTERLY 218 FEET TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY 58 FEET SOUTHERLY TO A POINT 50 FEET NORTH OF THE NORTHERLY MARGIN OF ANOTHER ALLEY; THENCE EASTERLY 218 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL EDWARD BENCKS BY WARRANTY DEED FROM FRANCES IRENE PATTON, RECORDED ON THE 18TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060518-0058516, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDQC
Recvd: 06/27/06 13:34 2 pgs
Fees:12.00 Taxes:0.00

20060627-0076807

unimproved ( )

This is improved (X) property, known as 2111 11th Avenue South, Nashville, Tennessee 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 12th day of June, 2006.

Michael Edward Bencks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Edward Bencks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of June, 2006.

Notary Public

My Commission Expires: 9/27/09

(SEAL)

OFFICIAL SEAL
ALLYSON LONGMIRE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/27/09

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212