THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25879-09-2006** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2006. Notary Public My Commission Expires: My Commission Expires DEC. 13, 2009

JACLYN L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner: Matthew Benjamin 1926 18th Avenue South Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map & Parcel No. 104-12-0-251.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Patrick Kennedy and wife, Jamie Amos, ("Grantor") does hereby quitclaim, transfer and convey unto Matthew Benjamin, unmarried, ("Grantee"), his heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1926 18th Avenue South, Nashville, TN, 37212.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of September, 2006.

Patrick Kennedy

Jamie Amos

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick Kennedy and Jamie Amos the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2006.

Notary Public

My Commission Expires:

JACLYN L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires DEC 13, 2009

Davidson County DEEDQC
Recvd: 10/09/06 11:16 2 pgs
Fees:12.00 Taxes:0.00

20061009-0125114

EXHIBIT "A"

Land in Davidson County, Tennessee, being described as follows:

Being Lot No. 72 and the northerly 5.0 feet is Lot No. 71 on the Plan of Belmont Park Company Addition to Nashville, as of record in Book 57, page 156, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 and the northerly part of Lot No. 71 front together 55.0 feet on the easterly side of 18th Avenue, South, (formerly Baxter Boulevard) and run back between parallel lines 162.0 feet to an alley.

Being the same property conveyed to Patrick Kennedy and wife, Jamie Amos, and Matthew Benjamin, unmarried by Deed dated September 19, 2005 from Richard G. Smith and wife, Patricia L. Gailey of record in Instrument No. 20050923-0114749, Register's Office for Davidson County, Tennessee.