QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 12/15/06 09:13 4 pgs
Fees:22.00 Taxes:0.00
20061215-0154624

THIS INSTRUMENT WAS PREPARED BY:
David E. Heller, Esq.
Drescher & Sharp, P.C.
1720 West End Ave
Suite 300
Nashville, Tennessee 37203

Address New Owner:
Benoit M. Dawant
2408 Blair Blvd.
Nashville, TN 37212

Send Tax Bills To:
Same

Map & Parcel: 104-11-335
24W 7990

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Benoit M. Dawant and Martine M. Dawant, husband and wife, hereinafter the GRANTOR, does hereby quitclaim and convey unto:

(i) The Martine M. Dawant Revocable Trust created on September 8, 2006 with Benoit M. Dawant and Martine M. Dawant, husband and wife, as Co-Trustees, all of their right, title and interest in and to a fifty percent (50%) undivided interest in the certain tract or parcel of land in Davidson County, Tennessee, as more particularly described below; and

(ii) The Benoit M. Dawant Revocable Trust created on September 8, 2006 with Benoit M. Dawant and Martine M. Dawant, husband and wife, as Co-Trustees, all of their right, title and interest in and to a fifty percent (50%) undivided interest in the certain tract or parcel of land in Davidson County, Tennessee, as more particularly described below.

> Land in Davidson County, TN, BEING Lot No. 152 on the Plan of Bradford Realty Company's Subdivision of the Edgar Jones Home Place, of record in book 421, page 7, Register's Office for Davidson County, TN.

SAID Lot No. 152 fronts 55 feet on the northerly side of Blair Boulevard and runs back between lines, 180.8 feet on the westerly line and 182.1 feet on the easterly line on an alley on which it measures 55 feet.

Being the same property conveyed to Benoit M. Dawant and Martine M. Dawant by deed from Spyros N. Pavlou and wife, Vanessa Pavlou, of record in book 8516, Page 505, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Spyros N. Pavlou and wife, Vanessa Pavlou, by deed from Mary Corcoran Hughes and Nora Corcoran Broderick, devisees under the will of Delia Corcoran Bland, of record in book 7194, Page 771, and rerecorded in book 7212, page Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, 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.

This is improved property known as 2408 Blair Blvd., Nashville, TN 37212.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand this 07 day of Dec, 2006.

GRANTOR:

Benoit Dawant
BENOIT M. DAWANT

Dawant
MARTINE M. DAWANT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benoit M. Dawant and Martine M. Dawant, husband and wife, the within named parties, with whom I personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes contained therein.

Witness my hand and official seal, this the 7th day of December 2006.

NOTARY PUBLIC

PATRICK CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: March 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 7th day of December, 2006.

PATRICK CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: March 21, 2009