This instrument prepared by: Brian O. Bowhan, Attorney
4741 Trousdale Drive #118
Nashville, TN 37220

New owner's address: Serenia Denney Benchic
1220 Ardee Avenue
Nashville, TN 37216

Send tax bills to: Same

Map-parcel numbers:
Map 61-15
Parcel 130

QUITCLAIM DEED

FOR AND CONSIDERATION (no monetary consideration) for the express purpose of creating a fee simple absolute title in my Wife, Serenia J. Benchic, (hereinafter called "GRANTEE"), I, Thomas R. Benchic, GRANTOR by these presents do hereby quitclaim, transfer, convey unto my Wife, Serenia J. Benchic, the following described tract or parcel of land in Davidson County, Tennessee, to wit:

Being Lot No. 10, on the Map of the Resubdivision of Sunnymeade, Block "D", Unit No. 1, Subdivision of Sunnymeade, Unit No. 2, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Thomas R. Benchic and Serenia J. Benchic, (formerly known as Serenia J. Denney), unmarried at time of conveyance, by Deed from Sandra D. Birner in Book 9705, Page 544, Register's Office for Davidson County, Tennessee.

This is improved property known as 1220 Ardee Ave., Nashville, TN 37216.

This is the same description as in previous deed of record.

AND NOW, THEREFORE, I, the said Thomas R. Benchic, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, Serenia J. Benchic, her heirs and assigns, **IN FEE SIMPLE ABSOLUTE** all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is here made and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand this 3rd day of January, 2007.

Thomas R. Benchic

The actual consideration of value, whichever is greater, for this transfer is $ ϕ .

Davidson County DEEDQC
Recvd: 08/02/07 12:50 2 pgs
Fees:12.00 Taxes:0.00

20070802-0091996

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, MARILYN A. BYRD, a Notary Public in and for said County and State, Thomas R. Benchic, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of January 2007.

Marilyn A. Byrd
Notary Public

My commission expires: 3-21-2009



AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

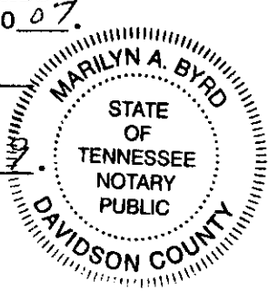
This transfer is in implementation of a property settlement agreement between divorcing parties.

Thomas R. Benchic

Subscribed and sworn to before me this 3rd day of January, 2007.

Marilyn A. Byrd
Notary Public

My commission expires: 3-21-2009.



Information provided by the parties. Preparer makes no warranty as to encumbrances, liens, or restrictions against the herein described property.