Davidson County DEEDQC
Recvd: 08/17/07 15:54 1 pgs
Fees:12.00 Taxes:0.00
20070817-0098842

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

QUITCLAIM DEED

Preparer's File # -07H0451

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2007.

(Affix Seal) Notary Public

My Commission Expires: 8-3-10

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kenneth Buell	Same as new owner	105-9-436
826 Benton Avenue		
Nashville, TN 37204		

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee(s), and for other good and valuable consideration, the receipt of which is hereby acknowledged, I/we VICTORY HOME BUILDERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and do hereby Quitclaim and convey unto KENNETH BUELL, hereinafter called the Grantee(s), their heirs and assigns, all of my/our right, title, and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Part of Lot No. 56 on the Map of Waverly Place as of record in Book 57, page 95, Register's Office for said County, as follows:

Beginning at a point in the north margin of Benton Avenue (formerly Harewood Avenue) 105.4 ft., more or less, east of the easterly margin of Elliott Avenue (formerly Kirkman Avenue); thence, northerly 97 ft., more or less, to the south line of the property conveyed to Lillie by deed at Book 876, page 76, said Register's Office, said point being 135.6 ft., more or less, east of the east margin of said Elliott Avenue, thence along Lillie's south line easterly 55 ft. to a point, thence, southerly 97 ft. thence along Lillie's south line easterly 55 ft. to a point, thence, southerly 97 ft., more or less, to the north margin of Benton Avenue, thence with the margin of same 55 ft. to the point of beginning.

Being the same property conveyed to Victory Investment Properties, LLC by deed of record in Instrument No. 20050518-0055852, filed on 05-18-05, and then further conveyed to Victory Home Builders, LLC by deed from Victory Investment Properties, LLC of record in Instrument No. 20060530-0062632, filed on 05-30-06, said Register's Office.

( ) unimproved
This is (X) improved property known as **826 Benton Avenue, Nashville, Tennessee 37204**

Witness my/our hand(s) this 16th day of **August, 2007**:

Kenneth Buell

Victory Home Builders, LLC
By: Kenneth Buell, Managing Member

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned Notary, of the state and county mentioned, personally appeared Kenneth Buell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Member of Victory Home Builders, LLC, the within named bargainor, a corporation, and that such president or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Kenneth Buell, Managing Member.

Witness my hand and official seal at Brentwood, TN, this 16th day of August, 2007.

Notary Public

My Commission Expires: 8-3-10

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON