Davidson County DEEDQC
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Fees:27.00 Taxes:0.00
20080225-0017955

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214
PH: (615) 883-4998

FROM: RICHARD BENSON,
EXECUTOR for the ESTATE OF ANNIE DEE OVERTON BENSON

TO: David Kennedy, Jr., Trustee

AND

FROM: David Kennedy, Jr., Trustee

TO: RICHARD BENSON and wife, JULIA K. BENSON

ADDRESS NEW OWNER:
Richard Benson
4139 Central Pike
Hermitage, TN 37076

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
NONE

MAP & PARCEL
86-122

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, Richard Benson, Executor for the Estate of Annie Dee Overton Benson (a/k/a Annie D. Benson) [DOD: 12/06/07 -- see Davidson County Probate Court, Case No. 08P-105] have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being known as the South part of Tract No. 2 and the southwest part of Tract No. 3 on the Map of the Subdivision of the Maggie Steele Farm, not of record, and described according to a copy of a survey thereof made by J. R. Wauford & Co., Engineers, May 26, 1956, as follows:

BEGINNING at an iron pin in the center line of Central Pike at the common corner of Tracts 1 and 2 of said Steele Farm; thence with the line between said Tract, North 12 deg, 22' East 400.5 feet to an iron pin; thence South 77 deg. 23' East 250 feet to an iron pin, which is 30 feet east of the common line between Tracts 2 and 3 of said Steele Farm; thence South 7 deg. 39' West 400.5 feet to the center line of Central Pike; thence with the center line of the same, in a westerly direction, 290.1 feet to the point of beginning.

Being the same property conveyed to Myron K. Benson and wife, Annie D. Benson from D. E. Latham and wife, Mildred Lunn Latham, by Warranty Deed dated August 5, 1970, of record in Book 4441, Page 998, Register's Office for Davidson County, Tennessee. The said Myron K. Benson became deceased on December 11, 2001, said real property passing by operation of law to his surviving spouse, Annie D. Benson, who subsequently became deceased on December 6, 2007, dying testate, and leaving said real property to her only child, Richard Benson.

This is improved property located and known as 4139 Central Pike, Hermitage, Davidson County, Tennessee, 37076.

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **RICHARD BENSON and wife, JULIA K. BENSON,** as tenants by the entirety, all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 20th day of February, 2008.

Richard Benson

RICHARD BENSON, Executor
Estate of Annie Dee Overton Benson

DAVID KENNEDY, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **RICHARD BENSON**, Executor of the **ESTATE OF ANNIE DEE OVERTON BENSON**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 20th day of February, 2008.

Julie O. Grubbs

NOTARY PUBLIC

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 03/20/10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 20th day of February, 2008.

Julie O. Grubbs

NOTARY PUBLIC

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 03/20/10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

Richard Benson
AFFIANT

Subscribed and sworn to before me this 20th day of February, 2008.

NOTARY PUBLIC

My Commission Expires: 03/20/10

JULIE A. GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.