Davidson County DEEDQC
Recvd: 09/24/08 11:47 2 pg
Fees:12.00 Taxes:0.00
20080924-0097175

PREPARED BY AND RETURN TO;
Bryan D. Spicer
Attorney at Law
1990 Old Fort Pkwy
Suite G
Murfreesboro, TN 37129

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0- Anne White
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF Sept 2008
Deputy Register

STATE OF TENNESSEE
COUNTY OF Davidson

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant:

Subscribed and sworn before me, this the 23 day of Sept, 20 08.

Notary Public: Martha Anne White
My Commission Expires: 4-24-2010

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

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
86-122

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, We, **RICHARD BENSON AND WIFE, JULIA K. BENSON, AS TENANTS BY THE ENTIRETY**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **RICHARD BENSON, JR. AND WIFE BETH BENSON**, (hereinafter referred to as "**GRANTEE**") her heirs and assigns, in and to the following described tract of land:

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS THE SOUTH PART OF THE 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 STELLE 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 RICHARD BENSON AND WIFE JULIA K. BENSON BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20080225-0017955, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property commonly known as: 4139 Central Pike Hermitage, TN 37076.

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.

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

IN WITNESS WHEREOF, this document was executed this 23 day of Sept, 20 08.

Richard Benson
RICHARD BENSON

Julia K Benson
JULIA K. BENSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **RICHARD BENSON AND JULIA K. BENSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 23 day of Sept, 20 08.

Martha Anne White
NOTARY PUBLIC

My Commission Expires:
4-24-2010

