This Instrument Prepared By:
Mark A. Ellmore, Attorney
1909 Lebanon Pike
Nashville, TN 37210

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Peggy J. Hardwick, by these presents do hereby quitclaim and convey to James H. Benson and wife, Judy L. Benson, for the purpose of vesting title solely in their names, all of my right, title, life estate and interest in and to the following described tract of land to wit:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Section I, Blair Estates, as of record in Book 2663, Page 24, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more complete and accurate description.

BEING the same property conveyed to James H. Benson and Peggy J. Hardwick by Quitclaim Deed from Lowell H. Benson and wife, Nina E. Benson, recorded in Instrument No. 20030424-0055257, Register's Office for Davidson County, Tennessee.

Source of legal description is from existing documents. No new survey was done.

This instrument is subject to any and all restrictions, covenants, conditions, and building setback lines of record.

This is improved property is known as 401 Tuckahoe Drive, Madison, TN 37115.

WITNESS my hand and seal on this 12th day of January, 2009.

Peggy J. Hardwick

Peggy J. Hardwick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy J. Hardwick, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of January, 2009.

My commission expires:

Notary Public

MARK A. ELLMORE JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20090027145 DEEDQC
Recvd: 04/24/09 13:50 2 pgs
Fees: 12.00 Taxes: 0.00
20090424-0037313

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Peggy J. Hardwick
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 12th day of January, 2009.

Mark A. Ellmore
Notary Public

My commission expires:

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNERS:
James and Judy Benson
3806 Leanna Rd.
Murfreesboro, TN 37129

SEND TAX BILLS TO:
SAME

Map/Parcel:
042-14-065.00