I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

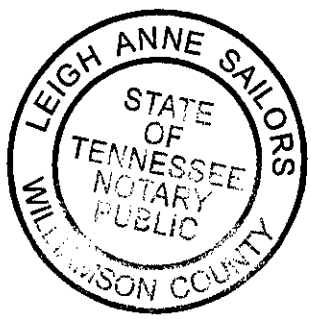
Davidson County DEEDQC
Recvd: 07/21/09 11:12 4 pgs
Fees:22.00 Taxes:0.00
20090721-0068320

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/28/2010



This instrument prepared by:
Thomas N. Jones & Associates
By: Thomas N. Jones, Attorney
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File Number: 20122.2009

ADDRESS OF NEW OWNER:
Mark J. Benson
Sarah S. Marshall
2497 Goosecreek
Franklin, TN 37064

SEND TAX BILLS TO:
Same

MAP AND PARCEL NO.:
093 06 1 E 302.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantees, the receipt of which is hereby acknowledged, I, **Nancy W. Spilman**, hereinafter Grantor by these presents, do hereby quitclaim and convey unto **Mark J. Benson and wife, Sarah S. Marshall**, Grantees, their heirs and assigns all of my right, title and interest in and to the following described property in Davidson County, Tennessee, described as follows, to-wit:

See Attached Legal Description

Being the same property conveyed to Mark J. Benson and wife, Sarah S. Marshall, collectively a 50% interest as a tenant in common (but as between Mark J. Benson and Sarah S. Marshall such 50% interest as a tenant in common is held as tenants by the entirety) and Nancy W. Spilman a 50% interest as a tenant in common by Deed from 303 Church, LLC, a Tennessee limited liability company of record in Instrument Number 20061103-0136816, Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises and that are of public record.

Witness my hand this 14 day of July, 2009.

Nancy W. Spilman

STATE OF Brow — Florida
COUNTY OF Broward

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Nancy W. Spilman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor and she executed the foregoing instrument for the purpose therein contained.

Witness my hand this 14 day of July, 2009.

NOTARY PUBLIC

My Commission Expires:

ELLURRAH JHOMA SHULER
Notary Public - State of Florida
My Comm. Expires Jun 30, 2013
Commission # DD 903827
Bonded Through National Notary Assn.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for the transfer is $0.00.

AFFIANT

Sworn and subscribed before me this 17th day of July, 2009.

NOTARY PUBLIC

My Commission Expires: 1-29-2013

KATHY D. BARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Property Description

305 Church Street, Unit 301, and rights to one parking space, of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed, of record as Instrument No. 20060731-0092812, Register's Office for Davidson County, Tennessee; by Fourth Amendment to Master Deed, of record as Instrument No. 20060907-0110529, Register's Office for Davidson County, Tennessee; and by Fifth Amendment to Master Deed, of record as Instrument No. 20061013-0127441, Register's Office for Davidson County, Tennessee, such Fifth Amendment being re-recorded as Instrument No. 20061027-0133858, Register's Office for Davidson County, Tennessee.

This is improved property known as 305 Church Street, Unit 301, Nashville, Tennessee 37201.