Prepared by:
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BILL GARRETT, Davidson County
Trans:T20090060484 DEEDQC
Recvd: 09/02/09 15:20 3 pgs
Fees:17.00 Taxes:0.00
20090902-0082672

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	PARCEL I.D.
Richard D. West, Trustee **8980 Dog Creek Road** **Primm Springs, TN 38476**	**Richard D. West, Trustee** **8980 Dog Creek Road** **Primm Springs, TN 38476**	**83-10-255.00**

FOR AND IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, BENJAMIN M. WEST, AN UNMARRIED MAN, and RICHARD D. WEST, A MARRIED MAN (hereinafter referred to as "Grantors"), by these presents, do hereby quitclaim and convey unto RICHARD D. WEST, TRUSTEE OF THE BENJAMIN MICHAEL WEST 2009 LIVING TRUST dated August 21, 2009, its successors and assigns, with full power to mortgage, sell, encumber, restrict and convey all of their right, title and interest in and to the following described property located in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: BEING LOT NO. 1 IN THE SUBDIVISION OF LOT NO. 82 ON THE PLAN OF LOCKELAND, EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 135, REGISTER'S OFFICE FOR SAID COUNTY. THE PLAN OF SAID SUBDIVISION IS NOT OF RECORD, BUT ACCORDING TO A COPY OF SAID PLAN, AND ACCORDING TO THE DEEDS OF RECORD, SAID LOT NO. 1 FRONT 49 FEET ON THE NORTHERLY SIDE OF FORREST, FORMERLY MORROW STREET, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF 17TH STREET, 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BENJAMIN M. WEST, AN UNMARRIED MAN, AND RICHARD D. WEST, A MARRIED MAN, BY WARRANTY DEED FROM ARTHUR WAYNE HARPER, AN UNMARRIED

MAN, DATED JULY 17TH, 2009, OF RECORD AS INSTRUMENT #20090721-0068382, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE Of RECORD IN BOOK 57, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1701 FORREST AVENUE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37206.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantors as tenants in common. This transfer is by quitclaim and Grantors make no warranties about the title.

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

WITNESS OUR HANDS this 21st day of August, 2009.

Benjamin M. West

BENJAMIN M. WEST, Grantor

Richard D. West

RICHARD D. WEST, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Gale A. Epley, a Notary Public of this County, BENJAMIN M. WEST, the within named 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 instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 21 day of August, 2009.

GALE A. EPLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Gale A. Epley

Notary Public
My Commission Expires: 1-9-13

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Gale Epley, a Notary Public of this County, RICHARD D. WEST, the within named 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 instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 21 day of August, 2009.

GALE A. EPLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Gale A. Epley
Notary Public
My Commission Expires: 1-9-13

THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE TAX PURPOSES IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

Richard D. West
RICHARD D. WEST, TRUSTEE, Grantee

Sworn and subscribed to before me this 21 day of August, 2009.

My Commission Expires: 1-9-13

Gale A. Epley
Notary Public

GALE A. EPLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY