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

BILL GARRETT, Davidson County
Trans:T20100000024 DEEDQC
Recvd: 01/04/10 08:25 4 pgs
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20100104-0000027

FROM: **PEGGY J. SCHOFILL, Executrix for the ESTATE OF KATE E. BENTON**
TO: **David Kennedy, Jr., Trustee**

AND

FROM: **David Kennedy, Jr., Trustee**
TO: **PEGGY J. SCHOFILL, a married person**

ADDRESS NEW OWNER:
PEGGY J. SCHOFILL
712 Valley Brook
Mt. Juliet, TN 37122

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
NONE

MAP & PARCEL
044-05-0 228.00

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, Peggy J. Schofill, Executrix for the Estate of Kate E. Benton (previously known as Kate Sampson Boyd) (see Davidson County Probate Court, Case No. 03P-333 / DOD 2/05/2001) 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:

Being Lot No. 219, on the Map of Rayon City, Old Hickory, Tennessee, described according to a survey made by John Wilkes, Civil Engineer, on July 30, 1928, as follows: Said Lot No. 219 fronts 50 feet on the westerly margin of Rayon Drive and runs back between parallel lines and runs back 150 feet to a dead line.

Being a one-half, undivided interest in the same property conveyed to Kate Sampson Boyd by Deed from Hobart Sampson, of record in Book 1404, Page 539, Register's Office for Davidson County, Tennessee. The said Kate Sampson Boyd, a/k/a Kate E. Benton, became deceased on February 5, 2001, leaving a Last Will and Testament dated October 12, 1994, wherein said decedent bequeathed all real property owned by her at the time of her death to her daughter, Peggy J. Schofill.

This conveyance is subject to all restrictions, easements, and set-back lines of record in the Register's Office for Davidson County, Tennessee.

This is improved real property located at and known as 112 Rayon Drive, Old Hickory, Davidson County, Tennessee, 37138.

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 **PEGGY J. SCHOFILL, a married person,** her heirs and assigns, 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 29th day of Dec, 2009.

Peggy Schofill

PEGGY J. SCHOFILL, Executrix
Estate of Kate E. Benton

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 **PEGGY J. SCHOFILL**, Executrix for the **ESTATE OF KATE E. BENTON**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 29th day of December, 2009.

NOTARY PUBLIC

My Commission Expires: 03/20/10

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

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 29th day of December, 2009.

NOTARY PUBLIC

My Commission Expires: 03/20/10

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 29th day of December, 2009.

NOTARY PUBLIC

My Commission Expires: 03/20/10