mail to:

THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information Furnished by the parties. 2010-0159	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Notary Public* *My commission expires:* 6-19-12

Name and Address of New Owner:
Shirley McGrew d/b/a The Benson Group
701 W Main St. Franklin TN 37064

Send Tax Bills To:
Owner

BILL GARRETT, Davidson County
Trans:T20100025667 DEEDQC
Recvd: 04/29/10 14:00 2 pgs
Fees:12.00 Taxes:0.00
20100429-0032696

Street Address of Subject Property:	**Parcel ID:**
2312 Hampton Avenue Nashville, TN, 37215	117.06-0-053.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **The Benson Group, LLC**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Shirley McGrew d/b/a The Benson Group,** hereinafter called "**GRANTEES,**" her heirs and assigns, all of its right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee being the easterly 105 feet of the westerly 145 feet of the northerly part of Lot No. 14 on the Plan of Hillsboro Heights, not of record, described according to a survey thereof made by W.B. Southgate, Engineer, May 1910, as follows:

Beginning on the northerly margin of Hampton Avenue, 755 feet west of the center line of 23rd Avenue South; thence with the northerly margin of said Avenue, westwardly 105 feeet to a point 40 feet east of the dividing line between Lots 13 and 14; thence northwardly and parallel to said dividing line, 343.6 feet, more or less, to the southerly line of Lot 6; thence with said line, eastwardly 105 feet; thence southwardly 343.3 feet, more or less, to the beginning.

Being the same property conveyed to Philip G. Coogan and wife, Alice Coogan, by warranty deed of JoAnn G. Pate, unmarried, of record in Book 10670, page 452, said Register's Office of Davidson County, Tennessee, dated 10/31/1997.
Being the same property conveyed to The Benson Group, LLC by warranty deed of Philip G.

Coogan and wife, Alice Coogan, of record in Instrument Number 20081007-0101648, Register's Office of Davidson County, Tennessee.

WITNESS my hand this 27th day of April, 2010

Grantor – The Benson Group, LLC

The Benson Group LLC

By: Shirley K. McGrew, its sole member

STATE OF TENNESSEE)

WILLIAMSON COUNTY)

I, the undersigned, a Notary Public in and for said county in said State, hereby certify that **Shirley K. McGrew**, whose name as sole member of **The Benson Group, LLC,** a Tennessee limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer of such LLC, and with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand and official seal this 27th day of Apr. 1, 2010.

Notary Public

AFFIX SEAL

My commission expires: 7-2-12

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY