BILL GARRETT, Davidson County
Trans:T20100056814 DEEDQC
Recvd: 09/10/10 09:53 2 pgs
Fees:12.00 Taxes:0.00
20100910-0071966

This Instrument Prepared by:
M Todd Cathey, Attorney at Law
260 W. Main Street, Ste 215
Hendersonville, TN 37075

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Heather R. Benjamin	Same	6 – 068.00
1893 Springfield Highway		
Goodlettsville, TN 37072		

THIS QUITCLAIM DEED made this 31st day of July, 2010, between **Joseph A. A.DaSilva and wife Laura A. DaSilva, reserving a life estate for both**, First Party, and **Heather R. Benjamin**, Second Party.

Subject to Life Estates retained by **Joseph A. A. DaSilva and wife Laura A. DaSilva,** Grantors, to run consecutively. It being the intention of the Grantors that the ending of one life estate shall in no way affect the remaining Life Estate.

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of One and No/100 ($1.00) Dollars, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUITCLAIMED, and does by these presents sell, remise, release and QUITCLAIM unto Second Party, all of First Party's right, title and interest in and to the following described premises, to wit:

TRACT I: A tract of land in the 10th Civil District, Davidson County, Tennessee, described as follows: Beginning at a point in center of the road of Nashville & Springfield Pike, where the road and private way leaves said Pike to go to the residence of Mary E. Nunley; thence running in a straight line East of North to G. W. Coggin's South line; thence with said line on a westerly course to the center of the Nashville and Springfield Pike; thence with the center of said Pike to the beginning corner and being a tract of land in the shape of a triangle and containing 5 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED TRACT OF LAND, BUT EXPRESSLY EXCLUDED IS THE FOLLOWING:

Being a tract of land in the 10th Civil District of Davidson County, Tennessee more accurately described as follows:

Beginning at a concrete monument, said monument being 6.87 deg. 51 min. 22 sec. W 362.70 feet from said Birdwell's most northeasterly corner; thence S 74 deg. 21 min. 56 sec. W, 390.31 feet to a point in the northeasterly margin of U.S. Hwy. 41; thence with said margin N 55 deg. 03 min. 24 sec. W, 151.00 feet to a point; thence N 87 deg. 51 min 24 sec. E, 500.00 feet to the point of beginning containing 0.52 acres more or less.

TRACT 2: Being a tract of land in the 10th Civil District of Davidson County, Tennessee more accurately described as follows:

Beginning at an iron post, said post being the most southeasterly corner of herein described tract and the most northeasterly corner of Gary K. Birdwell, (DB 7497, PG 477 RODCT); thence S 87 deg. 51 min. 22 sec. W, 363.70 feet to a concrete monument; thence N 02 deg. 08 min. 36 sec. W, 125.00 feet to an iron pin; thence S 73 deg. 10 min. 34 sec. E, 384.58 feet to the point of beginning containing 0.52 acres more or less.

BEING the same property conveyed to Joseph A DaSilva and wife Laura A DaSilva, by Warranty Deed from Gary K Birdwell and wife Theresa H Birdwell dated July 31, 2007 and filed for record on August 14, 2007 of record in Inst. No. 200708140097259, Register's Office for Davidson County, Tennessee.

This deed was prepared by information furnished by the parties and no time was an examination performed.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, the said First Party hereunder set its hand and seal this 31st day of July, 2010.

Joseph A. A. DaSilva

Laura A. DaSilva

STATE OF Florida
COUNTY OF Palm Beach County

Personally appeared before me, a Notary Public of said county and state, the within named Joseph A. A. DaSilva and Laura A. DaSilva with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of July, 2010.

DEANNA L. KUEBEL-PIKE
MY COMMISSION # DD 735270
EXPIRES: December 26, 2011
Bonded Thru Notary Public Underwriters

Notary Public

My Commission Expires_____

I hereby swear or affirm that the actual consideration or true value of the transfer, whichever is greater, is **$0**.

Affiant

Subscribed and sworn to before me, this the 7 day of ~~July~~ September, 2010.

Notary Public

My Commission Expires: 7-21-13

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY