This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
49 Music Square West, Suite 600
Nashville, Tennessee 37203

From information and description
furnished by the parties.
This conveyance made without
benefit of title search.

BILL GARRETT, Davidson County
Trans:T20110004335 DEEDQC
Recvd: 01/21/11 14:04 2 pgs
Fees:13.00 Taxes:4.44
20110121-0006126

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP / PARCEL NO.
William M. Benson and wife, Diana Benson 780 Beachwalk Drive Winnabow, NC 28479	SAME	Map 096 10 Parcel No. 015.00

For valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, I, **Rachel P. Ellis** (an unmarried woman), hereinafter called the Grantor, by these presents do quitclaim and convey unto **William M. Benson and wife, Diana Benson**, hereinafter called the Grantees, as tenants by the entireties, their heirs and their assigns, a One Percent (1%) undivided interest, said Grantees to hold such one percent (1%) undivided interest as tenants-in-common with right of survivorship with the Grantor herein, in and to the following property located in Davidson, County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Map of Cloverhill Subdivision, Section II, as of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 80 feet on the westerly margin of Ironwood Drive and extends back between lines 113.1 feet on the northerly line and 124 feet on the southerly line to a broken line in the rear measuring 97.2 feet thereon.

Being the same property conveyed to Joe W. Ellis and wife, Rachel P. Ellis, by Warranty Deed of record in Book 2342, page 119, Register's Office for Davidson County, Tennessee. The said Joe W. Ellis having died on October 25, 1995, the subject property passed to Grantor Rachel P. Ellis by operation of law.

This conveyance is subject to any and all existing easements and restrictions of record.

The legal description contained herein is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 3004 Ironwood Drive (Street) (P.O. Address) Nashville (City or Town) 37214 (Postal Zip)

7th IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this the day of December, 2010.

Rachel P. Ellis

STATE OF North Carolina)
COUNTY OF New Hanover)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Rachel P. Ellis**, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 7th day of December, 2010.

Kathleen O'Malley
Notary Public
New Hanover County
North Carolina
My Commission Expires 2/4/2014

Notary Public Kathleen O'Malley
My Commission Expires: 2/4/2014

STATE OF North Carolina)
COUNTY OF New Hanover)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $1,200.00.

William M. Benson, Affiant

Subscribed and sworn to before me, this
the 9th day of December, 2010.

Notary Public Kathleen O'Malley
My Commission Expires: 2/4/2014

Kathleen O'Malley
Notary Public
New Hanover County
North Carolina
My Commission Expires 2/4/2014