BILL GARRETT, Davidson County
Trans:T20110067952 DEEDQC
Recvd: 10/31/11 10:02 1 pgs
Fees:12.00 Taxes:0.00

20111031-0084351

QUIT CLAIM DEED

State of Tennessee, County of _____
The actual consideration or value, whichever is greater, for this transfer is $00.00. (TRANSFER TO RLT, TCA 67-4-409(a)(3)(F))

_____
George Benson, Affiant
SUBSCRIBED AND SWORN BEFORE ME THIS
____ day of _____, _____.

_____(SEAL)
Notary Public: _____
My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Barry Benton, P.O. Box 1444, Calhoun, GA 30703 TN Bar No. 015941 NO OPINION / NO TITLE SEARCH

Mail to Trustee @:	Send tax bills to Trustee @:	Map/Parcel ID
4550 Clarksville Pike, Nashville, TN 37218	Same address	Map/Parcel ID 08115022600

THIS INDENTURE, made the 4th day of Aug in the year 2010, between **GEORGE BENSON, a married man, aka George N. Benson,** as party of the first part, hereinafter called GRANTOR, and **GEORGE N. BENSON and/or LOIS E. BENSON, as TRUSTEES of the GEORGE N. BENSON and LOIS E. BENSON REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 12, 2005,** as party of the second part, hereinafter called TRUSTEE (the words "Grantor" and "Trustee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: GRANTOR, for LOVE AND AFFECTION AND NOT FOR MONETARY OR OTHER CONSIDERATION, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said trustee all that certain land situate in the Davidson County, State of Tennessee, to wit:

Being the easterly 34.5' of the westerly 97.5' of Lot No. 382 on the Map of McGavock, Wetmore and Other's 2nd Addition to Nashville, called the "Town of McGavock" as of record in Book 21, page 41 in the Register's Office of Davidson County, Tennessee, and described according to a survey and plat by Norris Hickerson, Surveyor, August 20, 1949, as follows: BEGINNING at a point 107' westerly of the W margin of 17th Avenue North, running thence with the southerly margin of Cockrill Street N 52° E 34.5' to a point; thence S 39° E 75' to a point in the northerly margin of an alley, said point being 97.5' easterly of a 16' alley; running thence with northerly margin of alley S 52° W 34.5' to a point; running thence N 38° W 75' to the point of beginning. And the improvements know as 1705 Cockrill Street, Nashville, TN 37208.

Subject to any and all easements, covenants and/or restrictions of record, said Davidson County Register's Office, and/or any and all governmental zoning regulations which may pertain to the above-described property.

Being the same lands conveyed to Grantor from Gerald Born by Warranty Deed recorded February 25, 2008 as Instrument No. 20080225-0017998 in the Register's Office of Davidson County, Tennessee.

THE GRANTEES/TRUSTEES HAVE AND RETAIN A PRESENT POSSESSORY INTEREST AND BENEFICIAL INTEREST FOR LIFE IN THIS PROPERTY. THE TRUSTEES, individually and as Trustees, THE SURVIVING TRUSTEE, individually and as Trustee, AND SUCCESSOR TRUSTEES HAVE FULL RIGHTS TO SELL OR ENCUMBER THE PROPERTY HEREIN SET FORTH.

IN WITNESS WHEREOF, GRANTOR has signed and sealed this deed, the day and year first above written.

George N. Benson
GEORGE BENSON, Grantor (aka George N. Benson)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE BENSON, aka George N. Benson, 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 and official seal at Nashville TN this 4th day of Aug, 2010

ALBERTA B. HINDS
STATE OF TENNESSEE SEAL NOTARY PUBLIC DAVIDSON COUNTY

Alberta B Hinds
NOTARY PUBLIC Alberta B Hinds
My commission expires: _____

My Commission expires 01/06/2014

10-057TDeed.DOC