QUITCLAIM DEED

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-FT-11-6732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anthony J. Benken	**Fifth Third Mortgage Company**	
(NAME)	(NAME)	
6732 Autumnwood Drive	**5001 Kingsley Dr MD-1MOC2P**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Cincinnati, OH 45227**	**155-8-C-246.00 CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I **ANTHONY J. BENKEN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **ANTHONY J. BENKEN AND TIFFANY J. BENKEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2, POPLAR CREEK ESTATES, PHASE IV, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 195, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY J. BENKEN BY WARRANTY DEED FROM TOMMIE M. DUNCAN, JR. AND WIFE, KIMBERLY H. DUNCAN, RECORDED ON THE 23RD DAY OF APRIL, 2002 IN INSTRUMENT NO. 20020423-0050254, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BILL GARRETT, Davidson County
Trans:T20110082676 DEEDQC
Recvd: 12/30/11 09:37 2 pgs
Fees:12.00 Taxes:0.00
20111230-0102085

This is
( ) unimproved
(X) improved
property known as **6732 Autumnwood Drive Nashville, Tennessee 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the **21st** day of **December, 2011.**

Anthony J. Benken

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony J. Benken, the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of December, 2011.

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5-20-14

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212