BILL GARRETT, Davidson County
Trans:T20120099650 DEEDQC
Recvd: 12/28/12 14:24 2 pgs
Fees:12.00 Taxes:0.00
20121228-0120207

THIS INSTRUMENT WAS PREPARED BY

THE WHITE LAW GROUP, P.L.L.C
942 JEFFERSON ST., NASHVILLE, TN 37208

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(A).

QUITCLAIM DEED

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Ms. Jo Ann Hayes 1617 Underwood St. Nashville, TN 37208	SAME	Map No.: 22W 10880 Parcel No.: 10513031200

KNOW ALL MEN BY THESE PRESENTS that I, Erik Benton, for and in consideration of the sum of One and No/100 Dollars ($1.00) cash in hand paid and other consideration, the receipt and legal sufficiency of which is hereby acknowledged, does hereby convey, transfer, remise, release, relinquish, and forever quitclaim unto Jo Ann Hayes, her heirs and assigns, all of my right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No.1 on the Plan of the Resubdivision of Lot No.4 of Waldkirch Subdivision, of record in Book 4350, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Lillian O. Adkins and Elizabeth Stewart, by deed from Henry Hill, Jr. and wife, Mary E. Hill, of record in Book 4491, page 677, Register's Office for Davidson County, Tennessee. Elizabeth Stewart died September 18, 1983, and Lillian D. Adkins died September 17, 1983, leaving as their only heir at law, John Hale Rich.

Being the same parcel conveyed to James Thompson and wife, Ethel R. Thompson from John H. Rich, and Elizabeth Stewart by virtue of a Deed dated, February 22, 1984, recorded March 07, 1984 in Deed Book 6244, page 106 document No. I07132 in Davidson County, Tennessee.

The above-described property is improved property known as 923 Lawrence Avenue, Nashville, Tennessee 37204.

The source of my (Erik Benton's) equitable interest is through inheritance, as recognized in the Affidavit of Heirship by Herman Patton filed with the Davidson County Register of Deeds. The instrument number for this affidavit is 201105180038152.

IN WITNESS WHEREOF, I have signed this Quitclaim Deed this 18th day of, December,

2012.

(Name) Erik W. Benton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of December, in the year 2012, before me, a notary, personally appeared Erik W. Benton, personally known to me and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed. Witness my hand and official seal.

Notary Public

My Commission Expires: May 5, 2015