PREPARED BY AND RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, TN 37067
Ph. (615) 778-9255 Fax (615) 778-9015

Davidson County DEEDQC
Recvd: 03/19/01 15:37 2pgs
Fees:10.00 Taxes:0.00
20010319-0026218

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David A. Shearon 314 Pioneer Lane Nashville, Tennessee 37206	Franklin American Mortgage 501 Corporate Centre Drive Suite 400 Franklin, TN 37067

TAX MAP
- PARCEL NUMBERS:083-07-0-257.00

Quitclaim Deed

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, I, **DAVID A. SHEARON,** have this day bargained and sold, and by these presents do hereby quitclaim and convey to **DAVID A. SHEARON AND TERESA METILOR, both unmarried, with rights of survivorship,** their heirs and assigns, all of his right, title and interest in the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Roselawn, as of record in Plat Book 2133, page 1, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to David A. Shearon by deed from Bruce E. Thompson and wife, Sandy K. Thompson of record in Instrument Number 20010319-0026217 **in the Register's Office for Davidson County, Tennessee.**

This property commonly known as: **314 Pioneer Lane, Nashville, Tennessee 37206.**

WITNESS MY HAND on this the 6 day of March, 2001.

David A. Shearon
DAVID A. SHEARON

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, DAVID A. SHEARON, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 6 day of March, 2001.

My commission expires: [illegible] 24.2001

Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 6 day of March, 2001.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the _____ day of March, 2001.

My commission expires: [illegible] 24.2001

Notary Public (Seal)

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Roselawn, as of record in Plan Book 2133, page 1, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.
Being the same property conveyed to Sandy K. Thompson by Quitclaim Deed from Bruce E. Thompson of record in Book 9392, page 970, Register's Office for Williamson County, Tennessee.