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

21-1-139

Davidson County DEEDQC
Recvd: 09/10/01 13:05 1pgs
Fees:12.00 Taxes:0.00
20010910-0097869

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
LYNDA TIPPIT AND GLYNDA BREWER 1037 FONTAINE DRIVE GOODLETTSVILLE, TN 37072	FRANKLIN AMERICAN MORTGAGE CO. 501 CORPORATE CENTRE DR. STE. 400 FRANKLIN, TN 37067

TAX MAP - PARCEL NUMBERS: 33-6-1

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) 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, **TIMOTHY W. TIPPIT AND WIFE, LYNDA TIPPIT,** have this day bargained and sold, and by these presents do hereby quitclaim and convey to **LYNDA TIPPIT AND SISTER, GLYNDA BREWER,** their successors and assigns, all of my right, title and interest in and to 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. 69 on the Plan of Plantation Estates, Section 2, as of record in Plat Book 3842, page 136, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Timothy W. Tippitt and wife, Lynda B. Tippitt by deed from James W. Smith and Betty J. Smith Timmons of record in Book 9939, page 387, Register's Office for Davidson County, Tennessee.

This property commonly known as: 1037 Fontaine Drive, Goodlettsville, TN 37072

WITNESS MY HAND on this the___ day of JULY, 2001.

Timothy W. Tippit
TIMOTHY W. TIPPIT

Lynda Tippit
LYNDA TIPPIT

STATE OF TENNESSEE COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, TIMOTHY W. TIPPIT AND WIFE, LYNDA TIPPIT, 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 25th day of July, 2001.

My commission expires:
May 23, 2005

Notary Public (Seal)

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

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 25th day of July, 2001.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 25th day of July, 200.

My commission expires:
May 23, 2005

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE