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Realty Title
FORM No. WD-1 48-A

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Davidson County DEEDQC
Recvd: 09/11/03 08:13 2pgs
Fees:12.00 Taxes:0.00

20030911-0133026

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 50.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 2003

Notary Public

MY COMMISSION EXPIRES: 12/13/06

(AFFIX SEAL)

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., #102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
Jeri E. Fitzpatrick	Franklin American Mortgage Co.	117-12-0-144.00
(NAME)	(NAME)	
1200 Graybar Lane	501 Corporate Centre Drive, #400	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Franklin, TN 37067	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Rhonda R. Venable, Unmarried, by these presents, quitclaims and conveys unto Jeri E. Fitzpatrick, all of her right, title and interest in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being the southerly part of Lot No. 1 on the plan of the O.F. Noel Estate, not of record, described as follows:

Beginning at the northwest corner of the Granny White Pike and Graybar Lane, formerly Watkins Avenue; thence with the westerly margin of said Pike, north 12 degrees 23 minutes east 203 feet; thence north 3 degrees east 2- feet to an iron pin at the southeast corner of the property conveyed to John Harvey Norton by deed from Mollie Scruggs Bomar, of record in Book 1044, Page 111, Register's Office for said County; thence with said Norton's southerly line, north 88 degrees west 167.2 feet to an iron pin on the dividing line between lots nos. 1 and 2; thence with said dividing line, south 2 degrees west 219.4 feet to the northerly margin of Graybar Lane; thence with said lane, south 88 degrees east 134 feet to the beginning.

Being the same property conveyed to Rhonda R. Venable and Jeri E. Fitzpatrick by deed dated 04-30-93, from Robert L. Swinney and wife, Judith A. Swinney, filed of record on 05/04/93 in Book 8937, Page 638, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property located at 1200 Graybar Lane, Nashville, TN 37215
(AKA 3515 Granny White Pike, Nashville, TN 37204)

Witness my hand this 25th day of August, 2003.

Rhonda R. Venable

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 Rhonda R. Venable, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes herein contained. Witness my hand and official seal at ~~Brentwood~~ Nashville, Tennessee, this 25 day of August, 2003.

Commission expires: 3/14/05

Notary Public