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Realty Title
Box 48-B

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE. Davidson County DEEDQC Recvd: 12/13/06 13:41 2 pgs Fees:12.00 Taxes:0.00 20061213-0153787	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0- AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 2006. NOTARY PUBLIC MY COMMISSION EXPIRES: 7/24/10 (AFFIX SEAL)

KAREN COLBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 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) 1200 Graybar Lane	(NAME) 501 Corporate Centre Drive #400	
(STREET ADDRESS) Nashville, TN 37215	(STREET ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Jeri E. Fitzpatrick, unmarried, by these presents, quitclaims and conveys unto Jeri E. Fitzpatrick and Rhonda Venable, as Tenants in Common with Right of Survivorship, 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 No. 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 Jeri E. Fitzpatrick by deed from Rhonda R. Venable, unmarried, dated August 25, 2003, of record in Instrument No. 20030911-0133026, Register's Office for Davidson County, Tennessee.

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 property is improved property known as 1200 Graybar Lane, Nashville, TN 37215. (also known as 3515 Granny White Pike, Nashville, TN 37204)

Witness my hand this 8th day of December, 2006.

Jeri E. Fitzpatrick

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, Jeri E. Fitzpatrick, the bargainor, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 8th day of December, 2006 .

Karen Colbert
Notary Public

My commission expires: 7/24/2010

