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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 13:42 2 pgs Fees:12.00 Taxes:0.00 20061213-0153788	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: 7/24/2010 (AFFIX SEAL)

KAREN COLBERT NOTARY PUBLIC STATE OF TENNESSEE 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
Rhonda Venable & Jeri E. Fitzpatrick	Franklin American Mortgage	131-04-0-270.00
(NAME) 1204 Parkview Circle	(NAME) 501 Corporate Centre Drive #400	
(STREET ADDRESS) Nashville, TN 37204	(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, Rhonda Venable, unmarried, by these presents, quitclaims and conveys unto Rhonda Venable and Jeri E. Fitzpatrick, 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 Lot No. 14 on the Plan of M. N. Young's Park View Subdivision, as of record in Book 547, Page 173, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rhonda Venable by deed from Richard H. Smith and wife, Bonita A. Pilon, of record in Instrument No. 20030910-0132276, 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 1204 Parkview Circle, Nashville, TN 37204

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

Rhonda 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 Venable, 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 therein contained.

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

Notary Public

My commission expires: 7/24/2010

