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Realty Title
Box 488

FORM No. WD-1

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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
Jerry Patterson (NAME)	Franklin American Mortgage Company (NAME)	18-15-0-017
407 Moncrief Avenue (STREET ADDRESS)	501 Corporate Centre Drive, Suite 400 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Franklin, TN 37067 (CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Jerry Patterson, unmarried, by these presents, quitclaims and conveys unto Jerry Patterson and Tracy Guzauskas, as tenants in common with right of survivorship, all of his right, title and interest in and to the following tract or parcel of land, to-wit:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Revised Map of Moncrief's Subdivision of the North part of the Allen Mathes Land, not of record, described according to a copy of a survey thereof made by Z.J. Wilkinson, Surveyor, May 25, 1938, as follows:

Beginning at a point in the northwesterly margin of Moncrief Avenue at the common corner of Lot Nos. 39 and 40; thence with the line between said lots, northwesterly 605 feet to a point in the margin of Moncrief's Avenue; thence with the margin of the same, southwesterly 100 feet to the corner of Lot Nos. 40 and 41; thence with the line between said lots, southeasterly 603 feet to northeasterly 100 feet to the point of beginning.

Being the same property conveyed to Jerry Patterson by Warranty Deed from Kent A. Biery and wife, Linda E. Biery, of record in Instrument No. 20070618-0072278, 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 407 Moncrief Avenue, Goodlettsville, TN 37072.

Davidson County DEEDQC
Recvd: 06/28/07 09:00 2 pgs
Fees:12.00 Taxes:0.00
20070628-0077032

Witness my hand this 13th day of June, 2007.

Jerry Patterson

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, Jerry Patterson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 13th day of June, 2007.

Notary Public

My commission expires: 2-22-09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN