27-A 1/3

# QUIT CLAIM DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 2007

Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lakeilia M. Johnson (NAME) | Franklin American Mortgage (NAME) | 059-10-0-167.00 |
| 3805 Woodward Drive (ADDRESS) | 501 Corporate Cent. Dr. #400 (ADDRESS) | |
| Nashville, Tennessee 37207 (CITY) (STATE) (ZIP) | Franklin Tn 37069 (CITY) (STATE) (ZIP) | |

KNOW ALL MEN BY THESE PRESENTS that Joshua V. Church, unmarried for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quit claim unto Lakeilia M. Johnson, unmarried,

her heirs, successors, and assigns, her entire right, title and interest in and to a certain tract [parcel] of land in Davidson, County, Tennessee, described as follows:

Land in Nashville, Davidson County, Tennessee, being Lot No. 419 Haynes Manor, Section III, as of Instrument No. 20011200140763, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot fronts 70 feet on the westerly side of Woodward Drive and extends back 134.7 feet on the northerly line, 113.1 feet on the southerly line to a dead line which is broken line, and measures 112.4 feet thereon.

Being the same property conveyed to Lakeilia M. Johnson and Joshua V. Church by Quit Claim Deed from Cheryl Y. Thompson dated 4/28/04 and recorded 4/29/04 in Instrument No. 20040429-0048782, Register's Office for Davidson County, Tennessee and being the same property conveyed to Joshua V. Church, unmarried and Lakeila M. Johnson, unmarried by Quit Claim Deed from Marian A. George, unmarried, dated 12/10/04 and recorded 12/20/04 in Instrument No. 20041220-0150921, Register's Office for Davidson County, Tennessee .

This conveyance is subject to taxes for the year 2007 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

Davidson County DEEDQC
Recvd: 07/18/07 09:20 2 pgs
Fees:12.00 Taxes:0.00

20070718-0085287

unimproved ( )
This is improved ( X ) property, known as 3805 Woodward Drive, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Being the same property conveyed to _____ by deed from _____, of record in _____

Book _____, Page _____, Register's Office for _____ County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 9th day of July 2007

Joshua V. Church

Joshua V. Church

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua V. Church, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 9th day of July 2007.

Commission expires 9-22-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

CHARLES A. SULLIVANT JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public