This Instrument prepared by:
TED F. WALKER
Attorney at Law
1820 Parkway Towers
404 James Robertson Pkwy
Nashville, Tennessee 37219
Telephone: 615-244-7707

Davidson County DEEDQC
Recvd: 02/22/08 13:53 2 pgs
Fees:12.00 Taxes:0.00
20080222-0017605

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
LaDonna Harris 1215 Stockell Street Nashville, Tennessee 37207	First Franklin Financial Corporation 3 Ada Street Irvine, California 92618	Map 71 Parcel 366 Group 15

KNOW ALL MEN BY THESE PRESENTS:

That SHANNON GARRETT (being one and the same as SHANNON OSHEA GARRETT), for the express purpose of making a reconveyance as part of the Marital Dissolution Agreement in the divorce action filed in the Circuit Court for Davidson County, Tennessee between LADONNA CHERHEA HARRIS (being one and the same as LADONNA HARRIS), Plaintiff, and SHANNON OSHEA GARRETT, Defendant, does hereby demise, release and forever quitclaim unto the said LADONNA HARRIS, her heirs, successors and assigns, all of his title, interest and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 132 on the Plan of Benedict Land Company's Subdivision, as of record in Plat Book 332, Page 50, Register's Office for Davison County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING the same property conveyed by Lavoris A. Helm to LaDonna Harris and Shannon Garrett, by Warranty Deed of record as Instrument No. 20011109-0123625, Register's Office, Davidson County, Tennessee.

The said LADONNA HARRIS hereby assumes, agrees to pay and agrees to hold SHANNON GARRETT harmless from one Deed of Trust Note in favor of First Franklin Financial Corporation, said note bearing an original unpaid principal balance of $53,600.00. and evidenced by a Deed of Trust of record as Instrument Number 20011109-0123626, Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This improved property is known as 1215 Stockell Street, Nashville, Tennessee, 37207.

Said property is conveyed subject to such limitations, restrictions, covenants and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this 21 day of FEBRUARY, 2008.

SHANNON GARRETT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named SHANNON GARRETT, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 21 day of February, 2008.

NOTARY PUBLIC

JANE R. CUZZORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: March 21 2009

My Commission Expires MAR. 21, 2009

****

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration on this transfer is $0.

LADONNA HARRIS
Affiant

Sworn to and subscribed before me
this 21ST day of FEBRUARY, 2008.

NOTARY PUBLIC

VERA B. ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: November 7, 2011.

My Commission Expires NOV. 7, 2011

This instrument prepared from information provided by parties.