THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):

Cobalt Settlement Services, LLC
11500 Cronridge Drive
Suite 100D
Owings Mills, MD 21117

File No. C08-0902

No Title Insurance/No Title Exam
No Title Search

Davidson County DEEDQC
Recvd: 11/25/08 09:45 2 pgs
Fees:12.00 Taxes:0.00

20081125-0115355

--Above This Line Reserved For Official Use Only--

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Frances G. Martin**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto her sister, **Loreda Majors, as Sole Owner, her personal representatives, heirs, successors and assigns** hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

The following described real estate located in Davidson County, Tennessee, to wit:

Being Lot No. 230 on the Plan of Trinity Hills Village, Section 2, 1st Addition, of record in Book 4460, pages 45 and 46, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

THE improvements thereon being known as 512 Pappus Court, Nashville, Tennessee 37207.
(Tax ID No. 059 16 0 233.00)

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor, Frances G. Martin, by virtue of a fee simple deed from Loreda Duease Majors, unmarried, dated September 9, 2004, and recorded September 10, 2004, in the Register of Deeds for the County of Davidson, as Document No. 20040910-0109700.

~~TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.~~

MH

WITNESS Grantor's hand this 20th day of November, 2008.

Witness

Frances G. Martin
Frances G. Martin

Constance E. Peterson
State Of Tennessee Notary Public
Davidson County
SEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of November, 2008, before me, the undersigned officer duly commissioned and qualified, personally appeared Frances G. Martin, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as her free act and deed.

Constance E. Peterson
Notary Public

My Commission expires: My Commission Expires 07/24/10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

New Owner
Person or Agency responsible for taxes:
Loreda Majors
512 Pappus Ct.
Nashville, TN 37207

Affiant: Frances G. Martin

Subscribed and sworn to before me this 20th day of November, 2008.

Constance E. Peterson
Notary Public
My Commission expires: My Commission Expires 07/24/10

Constance E. Peterson
State Of Tennessee Notary Public
Davidson County

SEND TAX PAYMENTS TO THE GRANTEE ADDRESS