QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/12/09 11:54 1 pgs
Fees:12.00 Taxes:0.00
20090312-0022389

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2009

Notary Public:

MY COMMISSION EXPIRES: 1/7/13
(AFFIX SEAL)

SHARON KELLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Andrea Kathleen Runner	Fifth Third Mortgage Company	Map 136
3221 Demetros Ct.	5001 Kinglsey Drive	Group 5-0-A
Nashville, TN 37217	Cincinnati, OH 45227	Parcel 96

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Thomas Alexander Runner and wife, Ruth Runner

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Andrea Kathleen Runner, unmarried

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 53, on the Plan of Bayview Estates, Phase Six, of record in Instrument 20020102-0000486, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Andrea Kathleen Runner, Thomas Alexander Runner and wife, Ruth Runner by deed from NVR, Inc., of record in Instrument 20030404-0044730, dated March 28, 2003, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 3221 Demetros Ct., Nashville, TN 37217

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of March, 2009.

Thomas Alexander Runner

Ruth Runner

STATE OF ALABAMA
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Alexander Runner and Ruth Runner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Huntsville, AL., this 6th day of March, 2009.

My Commission Expires: 7/25/2011

Notary Public

KATHERINE ANN COX NOTARY PUBLIC STATE AT LARGE ALABAMA