QUITCLAIM DEED

G-FAM-09-1315

LISA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Javier Francisco Rodriguez	Franklin American Mortgage	
(NAME)	(NAME)	
1315 McKennie Avenue	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	83-2-2.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of NO DOLLARS AND NO CENTS, cash in hand paid by the hereinafter named grantee, and for other good and valuable considerations, the receipt all of which is hereby acknowledged, I/we, JAVIER FRANCISCO RODRIGUEZ, hereinafter called the grantors, have bargained and sold, and do hereby quitclaim and convey unto JAVIER FRANCISCO RODRIGUEZ AND WIFE, NICOLE A. RODRIGUEZ, hereinafter called the grantees, their heirs and assigns, all of my right, title and interest in and to the following described tract/parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 18, MAP OF JOHN W. LOVE'S SUBDIVISION OF GREENWOOD, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 4, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JAVIER FRANCISCO RODRIGUEZ BY WARRANTY DEED FROM RONALD H. RICHARDS, SR., A MARRIED MAN, RECORDED ON THE 4TH DAY OF FEBRUARY, 2008 IN INSTRUMENT NO. 20080204-0011237, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1315 McKennie Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20090018527 DEEDQC
Recvd: 03/19/09 15:34 2 pgs
Fees:12.00 Taxes:0.00
20090319-0024885

Witness my/our hand(s) this 13th day of March, 2009.

Javier Francisco Rodriguez

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Javier Francisco Rodriguez, the within named bargainor, 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, this the 13th day of March, 2009.

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212