THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2000

BILL GARRETT, Davidson County
Trans:T20090018736 DEEDQC
Recvd: 03/20/09 13:40 2 pgs
Fees:12.00 Taxes:0.00
20090320-0025221

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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, **Frank T. Nelson** , hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Frank T. Nelson and Evelyn Anita Edbins, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns** hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Real Estate located in Davidson County, Tennessee, described as follows:

Being lot No. 568 on the Plan of Section 13, Edge-O-Lake Estates, of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Frank T. Nelson by Special Warranty Deed from Aurora Loan Services, dated March 18th, 2009 and filed of record in Instrument No 20090320-0025220 **, said Register for Davidson County, Tennessee.**

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

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

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

WITNESS Grantor's hand this 18th day of March, 2009.

Witness

Frank T. Nelson {SEAL}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 18th day of March, 2009, before me, the undersigned officer duly commissioned and qualified, personally appeared **Frank T. Nelson**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

Notary Public

My Commission expires: 1-23-2011

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0. Which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of March, 2009.

Notary Public
My Commission expires: 1-23-2011

ADDRESS OF NEW OWNERS
Person or Agency responsible for taxes:
Frank T. Nelson and Evelyn Anita Edbins
4604 Sailboat Court.
Nashville TN 37217
Map/Parcel ID: 135-16 36.00

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds