BILL GARRETT, Davidson County
Trans:T20090024232 DEEDQC
Recvd: 04/13/09 15:12 2 pgs
Fees:12.00 Taxes:0.00
20090413-0033271

THIS INSTRUMENT PREPARED BY:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
(615)383-2903

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

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

SUBSCRIBED AND SWORN to before me, this the 2nd day of April, 2009.

Notary Public
My Commission Expires: 5/22/10

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Chun Ok Song 3527 Hamilton Church Road Antioch, TN 37013	NEW OWNER	Map/Parcel 164-00-0 060.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Franklin Funding, Inc.** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Chun Ok Song, married** ("Grantee"), her heirs and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A Tract or parcel of land in the 2nd formerly the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the lands of James Mitchell, deceased, of record in Minute Book "P", page 36, County Court for said County, described as follows:

Beginning in the center of Hamilton Church Road at the southwest corner of the property conveyed to F. H. Wheeler by deed from Mattie S. Cathey, of record in Book 772, page 521, Register's Office for said County; thence South 4° West 52 poles to a post, Scruggs' northwest corner; thence with Scruggs' northerly line, South 86° East 22.4 poles to a gate post; thence North 4° East 43.6 poles to the center of said Road; thence with the center of said road, North 60° West 24 poles, more or less to the beginning.

Being the same property conveyed to Franklin Funding, Inc. by Substitute Trustee's Deed filed for record in Instrument No. 20090317-0023684, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other

prior liens or encumbrances against said real property, including but not limited to that Deed of Trust in favor of Tennessee Funding Company of record in Instrument No. 20070312-0030004, said Register's Office.

This Instrument was prepared with information supplied by parties. No title examination was performed.

This is improved property, known as 3527 Hamilton Church Road, Antioch, TN 37013

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 3RD day of April, 2009.

GRANTOR:

Franklin Funding, Inc.

Filbert J. Martocci, Jr., President

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of April, 2009, before me personally appeared Filbert J. Martocci, Jr., to me known (or proved to me on the basis of satisfactory evidence)and who, upon oath, acknowledged himself to be the President of Franklin Funding, Inc., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of April, 2009.

Dennis R Spain
Notary Public

My Commission Expires: 10-3-11

DENNIS R. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY