PICK-UP

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans: T20090030201 DEEDQC
Recvd: 05/06/09 15:41 2 pgs
Fees: 12.00 Taxes: 0.00
20090506-0041828

CORRECTIVE QUITCLAIM DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Julia L. Cottingham **7909 Haydenberry Court** **Nashville, TN 37221**	**(Same)**	**141 14 0A 010.00**

WHEREAS, pursuant to an Antenuptial Agreement between William Bryan Cottingham a/k/a Bryan Cottingham (the "Grantor") and Julia Lynn Freitag Nance a/k/a Julia L. Cottingham (the "Grantee") hereunder dated October 28, 2005 the parties agreed that their separate property would remain separate and distinct property and would not be combined as marital assets;

WHEREAS, all equity used to acquire the real property described below (the "Property") was derived from the sale of separate property owned by the Grantee hereunder, commonly known as 400 Arrowwood Drive, Nashville, Tennessee 37211;

WHEREAS, Grantee is the sole obligor pursuant under a promissory note dated May 23, 2007 payable to SunTrust Bank in the original principal sum of $100,000 (the "Loan") which Loan is secured by the real property described herein pursuant to a Deed of Trust of record at Instrument Number 20070607-0068310 (the "Deed of Trust") the proceeds of which were used to finance the purchase of the Property;

WHEREAS, Grantor is not an obligor, maker, guarantor or otherwise directly obligated to repay all or any part of the Loan and joined the Deed of Trust as a grantor solely for the purpose of conveying any interest he might have in the property;

WHEREAS, through inadvertence or neglect the Property was conveyed to Julia L. Cottingham and husband Bryan Cottingham as tenants by the entirety pursuant to a Warranty Deed of record at Instrument Number 20060717-0085855 in the Register's Office for Davison County (the "Original Conveyance");

WHEREAS, it is the intent of the parties hereto that the Property be and remain the sole and separate property of the Grantee and the parties desire to correct the error in the Original Conveyance;

NOW THEREFORE, for and in consideration of the foregoing, the sum of Ten Dollars ($10.00) cash, in hand received and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents the Grantor does hereby quitclaim and convey unto the Grantee and her heirs, successors and assigns, all of Grantor's right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot 10 on the Plan of Hanover Park of Sheffield as of record in Plan Book 9700, pages 154, 155 and 156 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julia L. Cottingham and husband, Bryan Cottingham by Warranty Deed from Melissa H. Eubanks and husband, Timothy A. Eubanks of record at Instrument Number 20060717-0085855 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to any and all such easements, limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 6th day of May, 2009 the Grantor having executed this Corrective Quitclaim Deed on said day and date.

William Bryan Cottingham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **William Bryan Cottingham,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee this 6th day of May, 2009.

RENE L. CASTEEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 3/7/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires MAR. 7, 2011

The actual consideration or value whichever is greater, for this transfer is $ -0-

Julia L. Cottingham
Affiant

Subscribed and sworn to before me, this the 6th day of May, 2009.

RENE L. CASTEEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 3/7/11

My Commission Expires MAR. 7, 2011