03

Realty Title
48-A

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 0- Rachelle Caudill AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2009. Diane K. Mann NOTARY PUBLIC MY COMMISSION EXPIRES: 2/11/13 (AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
Joanna L. Reneau	Franklin American Mortgage Company	78-25
(NAME)	(NAME)	
4510 Old Hickory Blvd.	501 Corporate Centre Drive, #400	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37218	Franklin, TN 37067	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Clarence R. Reneau, by these presents, quitclaims and conveys unto Joanna L. Reneau, all of his right, title and interest in and to the following tract or parcel of land, to-wit:

Land in the 1st Councilmanic District of Nashville, Davidson County, Tennessee, lying on the easterly margin of Old Hickory Boulevard 145' South of Tidwell Hollow Road and being bounded on the north by Smith on the east by Frakes on the south by Young and on the west by Old Hickory Boulevard and being described according to a mortgage loan inspection by Campbell, McRae & Associates Surveying, Inc., (John Hood TN. R.L.S. #1838) dated 7-26-00 more particularly as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard, said point being located S 18 deg. 05' E 145.0 feet from the southerly margin of Tidwell Hollow Road and being the southwest corner of Tract 2 of the Colleen M. Smith land (Book 7625, Page 815, Register's Office, Davidson County, Tennessee); thence leaving said easterly margin, with said Smith N 50 deg. 00' E 1390.5 feet (bearing and distance taken from said Tract 2 description) to a point in the westerly line of Donald M. Frakes (Book 6695, Page 804, said Register's Office); thence with said Frakes southeasterly 130' more or less (calculated distance) to a point at the northeast corner of the C. W. Young land (Book 5209, Page 827, said Register's Office); thence with said Young S 50 deg. 00' W 1412.7 feet (N 50 deg. 00' W by previous description) to a point in said easterly margin of Old Hickory Boulevard; thence with said margin N 18 deg. 05' W 130.0 feet to the point of beginning.

Being the same property conveyed to Clarence R. Reneau by deed from Samuel D. Pace, II and wife, Virginia Pace, dated April 28, 2005, recorded May 2, 2005, of record in Instrument No. 20050502-0048814, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20090032783 DEEDQC
Recvd: 05/19/09 08:07 2 pgs
Fees: 12.00 Taxes: 0.00
20090519-0045652

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4510 Old Hickory Blvd., Nashville, TN 37218.

Witness my hand this 8th day of May, 2009.

Clarence R. Reneau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Clarence R. Reneau, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 8th day of May, 2009.

Diane K. Mann
Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My commission expires: 2/11/13