THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
392 Harding Place, Suite 215, Nashville, TN. 37211
(615) 834-4300

QUITCLAIM DEED

New Owner:	**Send Tax Bills:**	**Map & Parcel Nos.**
Claire J. Ratliff 3007 Jenry Drive Nashville, TN 37214	Franklin American Mortgage Co. 501 Corporate Center Dr. Suite 400 Franklin, TN 37067	Map 85-15 Parcel 7 3DZ-64060

For and in Consideration of A Final Decree of Divorce in the in the Circuit Court for Davidson County, Tennessee, Lester Ray Sears, by these presents do hereby quitclaim and convey unto Claire J. Ratliff, her successors and assigns, all my marital right, title, and interest in and to the following described tract of land, situated, lying and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

BEING Lot No. 17A, Resubdivision of Lot 17, on the Plan of Stanford Country Club Estates, Section One, of record in Plat Book 2900, Page 50, and as revised in Book 6050, Page 459, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Charles D. Ratliff (now deceased) and Claire J. Ratliff, by deed from Mark T. Farmer, unmarried, of record in Instrument No. 20010731-0081244 Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

The said Charles D. Ratliff having died on December 24, 2004.

This conveyance is subject to restrictions of record in Book 2993, Page 109, and easements and setback lines of record in Plat Book 2900, Page 50, and as revised in Book 6050, Page 459, said Register's Office.

This conveyance is being made in consideration of consideration of a Final Decree of Divorce of the parties in the Circuit Court for Davidson County, Tennessee, styled: CLAIRE JoANNE RATLIFF vs. LESTER RAY SEARS, Docket Number 09D-580.

This conveyance is subject to any and all outstanding indebtedness thereon.

This is improved property known as: 3007 Jenry Drive, Nashville, TN. 37214.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this the 23rd day of February, 2009.

My Commission Expires:
9-25-10

Notary Public

BILL GARRETT, Davidson County
Trans:T20090032835 DEEDQC
Recvd: 05/19/09 09:50 2 pgs
Fees:12.00 Taxes:0.00

20090519-0045759

PICK-UP

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

Witness my hand this the 23 day of Feb, 2009.

Lester Ray Sears

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Lester Ray Sears, the within name 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, Tennessee, this the 23rd day of February, 2009.

My Commission Expires:

9-25-10

Notary Public

quitcD9
ibmpts