After Recording, Please Return To:
AMERICAN GENERAL FINANCIAL SVCS, INC.
6410 Charlotte Ave. Ste 107
Nashville, TN 37209

BILL GARRETT, Davidson County
Trans:T20090074306 DEEDQC
Recvd: 11/02/09 10:16 3 pgs
Fees:17.00 Taxes:0.00
20091102-0100798

New Owner
Please send Tax Notice to:
Tanja M. Armstrong
2708 Brightwood Ave
Nashville, TN 37212

QUIT-CLAIM DEED

Maximum Principal Indebtedness for Tennessee recording tax purposes is $ 0.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE, Made this 15th day of October, 2009, by and between Dorothy M. Armstrong, an unmarried woman and Tanja M. Armstrong, an unmarried woman, as parties of the first part, hereinafter called **GRANTORS,** whose address is 2708 Brightwood Avenue, Nashville, TN 37212, and Tanja M. Armstrong, as party of the second part, hereinafter called **GRANTEE,** whose address is 2708 Brightwood Avenue, Nashville, TN 37212, (the words, Grantor and Grantee, to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the said party of the first part for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said party of the second part, her heirs and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being property known as 2708 Brightwood Avenue, Nashville, TN 37212, according to the present system of numbering houses in Davidson County, Tennessee.

BEING THE PROPERTY CONVEYED IN Quitclaim Deed from Dorothy M. Armstrong to Bonita Renee Armstrong and Tanja Maria Armstrong, dated 10/12/2001, recorded 11/20/2001, in Instrument No. 20011120 0127295, in the Register's Office for Davidson County, Tennessee. (NOTE: Bonita Renee Armstrong now deceased; DOD 03/29/2006)

IN WITNESS WHEREOF, the said party of the first part has caused this instrument to set his hand the day and year above written.

Signed, sealed and delivered in the presence of:

Witness MLD 55126/157

Dorothy M. Armstrong

Tanja M. Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dorothy M. Armstrong and Tanja M. Armstrong, with whom I am personally acquainted and who acknowledged that they executed the within instrument as a free act and deed and for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2009.

Notary Public
My commission expires:
MLD 55124/157

ALLEGRA MARKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 22, 2010

Prepared by:
Michelle Gundle
First Title LLC
3237 Satellite Blvd
Suite 450
Duluth, GA 30096
File #873905

MLO
55125/157

OATH OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me on

This 15th day of October, 2009.

ALLEGRA MARKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES: MAY 22, 2010

MLO 55124/157

EXHIBIT A
LEGAL DESCRIPTION

Attached to file: 96-00873905

All that certain property situated in the County of DAVIDSON, and State of TENNESSEE, being described as follows:

Land in Davidson County, Tennessee, being the northerly 31 feet of Lot No. 126 and all of Lot No. 127 on the Map of Belmont Terrace as of record in Book 421, Page 101, Register's Office for said County, and that part of Brightwood Avenue added to said lots by agreement of record in Book 716, Page 2, said Register's Office.

Said part of Lot No. 126 and all of Lot No. 127 front together 81 feet on the easterly side of Brightwood Avenue, as now established, and run back between parallel lines 176.5 feet to an alley.

BEING THE PROPERTY CONVEYED IN Quitclaim Deed from Dorothy M. Armstrong to Bonita Renee Armstrong And Tanja Maria Armstrong, dated 10/12/2001, recorded 11/20/2001, in Instrument No. 20011120 0127295, in the Register's Office for Davidson County, Tennessee. (NOTE: Bonita Renee Armstong now deceased; DOD 03/29/2006)

Tax Parcel Identification Number: 117-4-158