07

REALTY - Title

Prepared by and Return to:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd, Suite 107
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20090081292 DEEDQC
Recvd: 12/02/09 09:56 1 pgs
Fees:12.00 Taxes:0.00
20091202-0110131

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.

Nat Walker
Affiant

Subscribed and sworn to before me this 20 day of NOVEMBER, 2009.

Notary Public
My commission expires: 11-7-2012

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joseph W. Johnson	Franklin American Mortgage Co.	136-05-0-A-130.00
3316 Tinney Place	501 Corporate Center Dr. #400	
Nashville, TN 37217	Franklin, TN 37067	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned **Joseph W. Johnson and wife, Deborah J. Schrock now Johnson, married**, by these presents, hereby quitclaims and conveys unto **Joseph W. Johnson and wife, Deborah J. Johnson,** all their right, title and interest in and to the following tract or parcel of land, in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 91, on the Plan of The Enclave at Bayview Estates (formerly known as Bayview Estates), Phase Five, of record in Instrument No. 20040325-0033733, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph W. Johnson, unmarried, and Deborah J. Schrock, unmarried by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated July 16, 2004, recorded July 21, 2004, of record in Instrument No. 20040721-0087550, Register's Office for Davidson County, Tennessee.

Deborah J. Schrock and Deborah J. Johnson being one and the same person.

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 is improved property located at 3316 Tinney Place, Nashville, TN 37217

Witness my hand this 20th day of November, 2009.

Joseph W. Johnson

Deborah J. Schrock now Johnson

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE 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 Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Joseph W. Johnson and Deborah J. Schrock now Johnson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of NOVEMBER, 2009.

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires:
11-7-2012