BILL GARRETT, Davidson County
Trans:T20090086009 DEEDQC
Recvd: 12/22/09 09:46 2 pgs
Fees:12.00 Taxes:0.00
20091222-0116318

This instrument prepared by:
Talbott Title & Escrow, LLC
2212 8th Avenue South
Nashville, TN 37204

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
John M. Bruton Erin M. Smithey 2505 Carter Avenue Nashville, TN 37206	NEW OWNER	83-4-161

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Erin M. Smithey, unmarried** have this day bargained and sold, and do hereby transfer and convey unto the said, **John M Bruton and Erin M. Smithey** the Grantee(s) herein, their (successors), heirs and assigns, all their right title and interest, in certain real estate in **Davidson County, Tennessee** as follows:

Land in Davidson County, Tennessee, Being Lot number 39, on the Plan of Rosebank Park Subdivision, of record in Book 1835, page 26, said Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Erin M. Smithey, unmarried by warranty deed from Kelly Stenberg, single, dated December 18, 2009, of record in Instrument Number 20091222-0116316, *said Register's Office, Davidson County, Tennessee.*

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 2505 Carter Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 18 day of December 2009.

Erin M. Smithey

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public, of the state and county aforesaid, personally appeared Erin M. Smithey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of December, 2009.

NOTARY PUBLIC

My Commission Expires: 7-21-13

(SEAL)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $0.00.

x John M Brunton
(Affiant)

Notary

Commission Expires: 7-21-13

(SEAL)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY