This Instrument Was Prepared By:
Brenda G. Benson, Esq.
Aubrey Givens & Associates
501 Union Street, Suite 307
Nashville, Tennessee 37219

Owner & Tax Liability:
Linda Carter
1417 Franklin Street
Nashville, Tennessee 37206

BILL GARRETT, Davidson County
Trans:T20090086694 DEEDQC
Recvd: 12/28/09 12:18 2 pgs
Fees:12.00 Taxes:0.00
20091228-0117245

Map W Parcel 2311430

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

Whereas by deed of record in Book 4900, Page 475, William H. Luna and wife, Loretta M. Luna did convey their interest in said property to Mrs. Mary Ellen Stromatt, for and during her natural life, and upon her death then unto Linda Naomi Carter certain real estate in Davidson County, Tennessee described herein.

Whereas Mrs. Mary Ellen Stromatt is now deceased and Linda N. Carter is record owner of the property described herein as the remainder interest owner.

Now, therefore, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and the foregoing premises, I, **LINDA NAOMI CARTER, REMAINDERMAN,** do hereby demise, release and forever quitclaim unto **LINDA NAOMI CARTER, FEE SIMPLE, ABSOLUTE OWNER,** all of my right, title and interest, both legal and equitable, in and to a certain tract or parcel of land located on 1417 Franklin Street, Nashville, Tennessee 37206, bounded and described as follows, to-wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 50 on the Map of the Subdivision of Part of the Weakley Home Place, as of Record in Book 421, Page 36, Register's Office for said County.
>
> **SAID** Lot No. 50 fronts 50 feet on the northerly side of Franklin Avenue, and extends back between parallel lines, 150 feet to an alley.
>
> **BEING** the same property conveyed to Linda N. Carter by deed of record in Book 4900, Page 475 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following indebtedness: A fifty-five thousand and no one-hundredths Dollars ($55,000.00) loan made to Linda N. Carter by the NGH Credit Union whose address is 1818 Albion Street, Nashville, Tennessee 37208 in June, 2005, secured by the Deed of Trust filed as Instrument # 20050628-0074316, R O D C T..

This is improved property, known as 1417 Franklin Street, Nashville, Tennessee 37206.

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

This instrument was prepared without the benefit of a title search or survey from information provided by the parties.

WITNESS MY HAND, this 28 day of Dec, 2009.

Linda N Carter
LINDA N. CARTER

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, LINDA N. CARTER, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TENNESSEE, this 28 day of Dec, 2009.

WILLIAM S. DESIREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 11-07-2011

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $00.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Linda N Carter
AFFIANT

Subscribed and sworn to before me this the 28 day Of Dec, 2009

Notary Public

My Comm. Exp.: 11-07-2011

WILLIAM S. DESIREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.