BILL GARRETT, Davidson County
Trans: T20090087031 DEEDQC
Recvd: 12/29/09 09:47 2 pgs
Fees: 12.00 Taxes: 0.00

20091229-0117779

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. Aaron Fortner, Attorney at Law
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Geoffrey Smith and Laura Smith 1408 Brenner Court Nashville, Tennessee 37221	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 401 Brentwood, TN 37027	141120B06000CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **FRED A. LANGFORD AND LINDA LANGFORD**, hereinafter called the Grantors, have bargained and sold, and do hereby Quitclaim and convey unto **GEOFFREY SMITH AND WIFE, LAURA SMITH**, hereinafter called the Grantees, their heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Williamson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Southampton, Phase 3, a Planned Unit Development, of record in Book 5200, pages 689 and 690, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Fred A. Langford and wife, Linda Langford and Geoffrey Smith and wife, Laura Smith, as tenants in common, by Warranty Deed from Barry D. Lichter of record in Instrument No. 200607280091345, dated 7/26/2006, Register's Office for Davidson County, Tennessee.

This is improved property known as **1408 Brenner Court, Nashville, Tennessee 37221**.

Witness our hands this 18 day of **December, 2009**:

Fred A. Langford

Linda Langford

STATE OF TEXAS
COUNTY OF Val Verde

Notice to Notary: Do not alter the form of acknowledgment below,even if you are taking the acknowledgment in a state other than Tennessee.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **FRED A. LANGFORD**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 18 day of December, 2009:

Notary Public

My Commission Expires: 03/29/2011

STATE OF TEXAS
COUNTY OF Val Verde

Notice to Notary: Do not alter the form of acknowledgment below,even if you are taking the acknowledgment in a state other than Tennessee.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

LINDA LANGFORD, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 18 day of December, 2009:

Claudia E. Flores
Notary Public

My Commission Expires: 03/29/2011

CLAUDIA E. FLORES
Notary Public
STATE OF TEXAS
My Comm. Exp. 03/29/2011

STATE OF TENNESSEE

COUNTY OF Val Verde

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2009:

Notary Public

My Commission Expires: 6/29/2010

End of Page Two of Two

W. ARDON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON