39-B

Prepared from information provided by the Grantor by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090087961 DEEDQC
Recvd: 12/31/09 13:03 2 pgs
Fees:12.00 Taxes:0.00
20091231-0119008

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, the undersigned, **Stephen G. Cook**, hereinafter called the Grantor, by these presents, does hereby quitclaim unto **Stephen G. Cook and wife, Heather D. Cook**, hereinafter called the Grantee, its successors and assigns, all of Grantor's rights, title and interest in and to the following described property in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of Hillsboro Circle as of record in Book 1130, page 15, Register's Office for said County.

Being the same property conveyed to Stephen G. Cook by Quitclaim deed from Mary Dianna Cook dated March 3, 2008 of record as Instrument No. 20080305-0022147, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Stephen G. Cook, unmarried by deed from Willard K. Bain and wife, Dorothy M. Bain dated September 16, 1994 of record in Book 9471, page 853, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements, Master Deed and by-laws of record.

This is improved property, known as: 2703 Sharondale Court, Nashville, TN, 37215

WITNESS THE EXECUTION HEREOF this 22nd day of December, 2009.

Stephen G. Cook

Stephen G. Cook

State of Tennessee)
County of Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Stephen G. Cook** with whom I am personally acquainted and who executed the foregoing instrument for the purpose therein contained, and acknowledged the execution as a free act and deed.

Witness my hand and official seal at Nashville, Tn on this the 22nd day of December, 2009.

Notary Public

Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $0.00

Affiant

Sworn and subscribed before me on this the 22nd day of December, 2009.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #
Stephen G. Cook	Franklin American Mortgage Co.	117-3-97
2703 Sharondale Court	501 Corporate Centre Drive #400	
Nashville, TN 37215	Franklin, TN 37067	