QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER IS~~ GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 05-10-12
(AFFIX SEAL)

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

G-FAMC-09-5313

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Isaac Fowler Eberhart	**Franklin American Mortgage**	
(NAME)	(NAME)	
5313 Hunter's Ridge	**501 Corporate Centre Drive, Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Franklin, TN 37067**	**161-10-A-126.00 CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Isaac Eberhart, unmarried, and Rebecca Fisher FKA Rebecca Eberhart, unmarried, PURSUANT TO DIVORCE DECREE FILED IN THE** Circuit **Court for Davidson County, Tennessee, DOCKET#** 09D2632 HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Isaac Fowler Eberhart, unmarried,** HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 97, VILLAGES OF BRENTWOOD, PHASE TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 169, CORRECTED IN BOOK 8484, PAGE 140, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ISSAC EBERHART AND WIFE, REBECCA EBERHART BY WARRANTY DEED FROM LINDA K. HARDY, SINGLE, RECORDED ON THE 1ST DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060801-0093600, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is ( ) **unimproved** (X) **improved** property known as **5313 Hunter's Ridge Nashville, Tennessee 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20100014600 DEEDQC
Recvd: 03/11/10 13:03 2 pgs
Fees:12.00 Taxes:0.00
20100311-0018734

Witness my/our hand (s) this the 3rd day of **December, 2009.**

Isaac Eberhart

Rebecca Fisher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Isaac Eberhart**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of December, 2009.

Notary Public

My Commission Expires: 05-10-12

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rebecca Fisher**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of December, 2009.

Notary Public

My Commission Expires: 05-10-12

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212