BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2010. Notary Public MY COMMISSION EXPIRES: August 23, 2011 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100022493 DEEDQC
Recvd: 04/15/10 16:09 2 pgs
Fees:12.00 Taxes:0.00
20100415-0028572

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WELLS FARGO FINANCIAL TENNESSEE 1, LLC	**SAME**	**060-16-0-198.00**
(NAME) **3476 STATEVIEW**	(NAME)	
(ADDRESS) **FORT MILL, SC 29715**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LATONYA M. SHELTON,** unmarried, BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO **WELLS FARGO FINANCIAL TENNESSEE 1, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 31 on the Resubdivision of Lots 26-37, inclusive and Parcel "A" Plan of Shepard Subdivision, Section 1 of record in Plat Book 4350, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lillie J. Shelton by deed from Deborah Marie Page, unmarried, of record in Book 7152, page 160, dated February 27, 1987, said Register's Office. Then being further conveyed to Lillie J. Shelton and Clarissa L. Shelton, tenants in common, by deed of record in Book 8591, page 433, dated March 30, 1992, said Register's Office. The said Clarissa L. Shelton having since died on or about June 19, 2007 and Lillie J. Shelton having since died on or about September 4, 2008. Clarissa L. Shelton died leaving Lillie J. Shelton, Willie B. Shelton and Jerry W. Shelton, as her only heirs at law as evidenceD by the Affidavit of Heirship of record as Instrument No. 20100415002857O, said Register's Office. Lillie J. Shelton died leaving Willie B. Shelton and Jerry W. Shelton as her only heirs at law as evidenced by the Affidavit of Heirship of record as Instrument No. 20090109-0002517, dated January 9, 2009, said Register's Office. Willie B. Shelton and Jerry W. Shelton further conveyed their interest in said property to LaTonya M. Shelton by deed of record as Instrument No. 20090109-0002518, dated January 9, 2009, said Register's Office. The interest of Lillie J. Shelton was encumbered by a deed of trust of record as Instrument No. 20071221-0146569, said Register's Office. Said deed of trust was foreclosed upon and further reference is made to the Trustee's Deed of record as Instrument No.20090706-0062231, said Register's Office which conveyed an interest to Wells Fargo Financial Tennessee 1, LLC.

This conveyance is subject to all matters as set forth on the plan of record in Plat Book 4350, page 118 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(x) property known as **2728 OAKWOOD AVENUE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 5th day of **April, 2010.**

LATONYA M. SHELTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **LaTonya M. Shelton,** the 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 office this 5th day of **April, 2010.**

Notary Public

My Commission Expires: **August 23, 2011**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN