Quitclaim Deed

AT-20100073

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is -0-.

John Nichols
Affiant

Subscribed and sworn to before me this the 24 day of November, 2010.

April G Nichols
Notary Public

My Commission Expires: 6.12.11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
Chrystal F. Cunningham	Franklin American Mortgage Company	069.16-0-044.00
3715 Hydes Ferry Road	501 Corporate Centre Drive #400	
Nashville, TN 37218	Franklin, TN 37067	

KNOW ALL MEN BY THESE PRESENTS that Terry E. Cunningham and Chrystal F. Cunningham, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto Chrystal F. Cunningham, an unmarried woman, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

BEGINNING at a point in the westerly margin of Old Hydes Ferry Pike, said point being the Northeast corner of R. Abemathy's Tract; running thence westwardly along the North line of said Abernathy's Tract 266.0 feet, more or less, to a point in the Southwest corner of Cornelius Mimms' Lot No. 2; thence easterly with said Mimms' South line 203.5 feet to a point in the westerly margin of said Old Hydes Ferry Pike; thence southerly along the westerly margin of said Pike 172.0 feet to the beginning.

Being the same property conveyed to Terry E. Cunningham and wife, Chrystal F. Cunningham from Angela Birch Cox and husband and Michael J. Cox, Andrea A. Birch and husband John L. Ferguson and Adolpho A. Birch, III, unmarried, all the heirs of Jane W. Birch by Warranty Deed dated March 6, 1995 and recorded March 14, 1995 in Book 9617, page 789 and re-recorded in Book 9678, page 671, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 3715 Hydes Ferry Road, Nashville, TN 37218.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 24 day of November, 2010.

Terry E. Cunningham

Chrystal F. Cunningham

BILL GARRETT, Davidson County
Trans:T20100075876 DEEDQC
Recvd: 12/02/10 10:11 1 pgs
Fees:12.00 Taxes:0.00
20101202-0095821

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said county and state, the within named Terry E. Cunningham and Chrystal F. Cunningham, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Williamson, Tennessee, this the 24 day of November, 2010.

April G Nichols
Notary Public
My Commission Expires: 6.12.11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY