BILL GARRETT, Davidson County
Trans:T20100078312 DEEDQC
Recvd: 12/13/10 11:45 2 pgs
Fees:12.00 Taxes:0.00
20101213-0099026

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Malcolm Bradley Bratcher
1505 Golf Street
Nashville, Tennessee 37216

SEND TAX BILLS TO:
Franklin American Mortgage
501 Corporate Centre Drive
Franklin, TN 37067

MAP-PARCEL NOS.
MAP 72-4
PARCEL 173.00

THIS INSTRUMENT PREPARED BY:
Stacey Schlitz
SchlitzLAW
1507 16th Avenue South
Nashville, Tennessee 37212

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 10th day of December 2010.

MARY BETH BLAIR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: March 3, 2014
(Affix Seal)

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Malcolm Bradley Bratcher and Jenna von Oy,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and quitclaim to **Malcom Bradley Bratcher and wife, Jenna Bratcher,** hereinafter called the Grantees, their successors and assigns, all of Grantors' interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit::

Being the southeasterly triangular part of Lot No. 8 and part of the northwest part of Lot No. 9 of Block "A" on the plan of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County.

Beginning at a point in the easterly margin of Golf Street, 3.2 feet north of a concrete monument in the margin of same and which point is 30 feet north of the corner of Lots Nos. 9 and 10 on said plan; thence easterly parallel to the line between Lots Nos. 9 and 10, 150 feet to a point, thence northwardly 70 feet to a point; thence westwardly parallel to the first line, 150 feet to a point in the easterly margin of Golf Street as now located; thence with the line of same southwardly 70 feet to the point of beginning.

BEING the same property conveyed to **Malcolm Bradley Bratcher and Jenna von Oy** by Warranty Deed from **Brian M. Lee and wife, Kristen M. Lee,** dated August 12, 2009, of record in Instrument No. 20090814-0076507, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1505 Golf Street, Nashville, TN 37216

Said property is conveyed to Grantees subject to such limitation, restrictions and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Stacey Schlitz and SchlitzLAW shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this 6th day of December, 2010.

Malcolm Bradley Bratcher

Jenna von Oy

ACKNOWLEDGEMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Malcolm Bradley Bratcher and Jenna von Oy,** with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of December, 2010.

MARY BETH BLAIR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: March 3, 2014