THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110003507 OEEDQC
Recvd: 01/18/11 15:42 1 pgs
Fees:12.00 Taxes:0.00
20110118-0004912

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

(To create a Tenancy by The Entireties)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tina Denise Huffines and Patrick A. Huffines 1306 Riverside Drive Nashville, Tennessee 37206	Churchill Mortgage Corp. 761 Old Hickory Blvd., Suite 401 Brentwood, TN 37027	83-3-133

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantor and Grantee a Tenancy by the Entireties in and to the entire interest in the property previously held by the Grantor alone, I, **TINA DENISE HUFFINES**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **PATRICK A. HUFFINES**, hereinafter called the Grantee, my husband, HIS heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee a Tenancy by the Entireties in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 15 in the Minnie E. Martin Subdivision of record in Book 547, page 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the westerly side of Riverside Boulevard and runs back westerly between parallel lines 150 feet to an alley, as shown in said plan.

Being the same property conveyed to Tina Denise Huffine by Quitclaim Deed from Ernest J. Spicer and wife, Earline Spicer, of record in Book 11699, page 366, dated October 11, 1999, Register's Office for Davidson County, Tennessee.

Tina Denise Huffine and Tina Denise Huffines are one and the same person.

This is improved property known as **1306 Riverside Drive, Nashville, Tennessee 37206**.

Witness my hand this 6th day of **January, 2011**:

Tina Denise Huffines
TINA DENISE HUFFINES

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TINA DENISE HUFFINES**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 6th day of January, 2011:

Notary Public

My Commission Expires: 6/3/14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Patricia A. Huffines
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2011:

Notary Public

My Commission Expires: 6/3/14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON