THIS INSTRUMENT PREPARED BY:
Keith J. Woodruff
Attorney at Law
217 2nd Avenue, South
Franklin, Tennessee 37064

New Owner
PERSON RESPONSIBLE
FOR PAYMENT OF TAXES:
Betty Ann Franko Best
26 Rolling Meadows Drive
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20110006247 DEEDQC
Recvd: 01/31/11 16:09 2 pgs
Fees:12.00 Taxes:0.00
20110131-0008662

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 27th day of January, 2011, by and between John Antony Charles Best ("Grantor") and Betty Ann Franko Best ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to certain real estate in Davidson County, Tennessee, known as 26 Rolling Meadows Drive, Goodlettsville, Tennessee 37072 and further described as follows::

BEING Unit No. 26 as shown on the Plat of Rolling Meadows, Phase I, Section IIA, of record in Book 6250, page 964, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Associates, all as described in Book 6593, page 194, as amended in Book 6966, page 497, said Register's Office.

BEING the same property conveyed to John Antony Charles Best and wife, Betty Ann Franko Best, by warranty deed from Margie L. Massie of record in Book 9526, Page 192, Register's Office for Davidson County, Tennessee.

This quitclaim deed is executed and delivered in compliance with orders of the Davidson County Circuit Court in cause number 10D-2958, styled *Betty A. Franko Best v. John Antony Charles Best.*

John Antony Charles Best and John A. Best being one and the same person. Betty A. Franko Best and Betty Ann Franko Best being one and the same person.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

John Antony Charles Best, Grantor

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public, in for and said County and State the within named John Antony Charles Best, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 27th day of January, 2011.

NOTARY PUBLIC

My Commission Expires: 6/30/13

STATE OF TENNESSEE)
COUNTY OF Williamson)

I, hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Betty Ann Franko Best, Affiant/Grantee

Sworn to and subscribed before me this 27th day of January, 2011.

NOTARY PUBLIC

My Commission Expires: 6/30/13

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS THE TITLE OF THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO THE PREPARER AND THE PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF ANY INFORMATION FURNISHED.