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:T20110011536 DEEDQC
Recvd: 02/25/11 08:45 2 pgs
Fees:12.00 Taxes:0.00
20110225-0015389

[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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sonya Watson 1405 McAlpine Avenue Nashville, Tennessee 37216	Churchill Mortgage Corp. 761 Old Hickory Blvd., Suite 401 Brentwood, TN 37027	61-16-329

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, I, **DONALD BURKE**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **SONYA WATSON**, hereinafter called the Grantee, her heirs and assigns, all of my right, title. and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, TN, BEING Lot No. 17 of Block "C" on the Map of Country Club Estates, of record in Plat Book 843, page 95, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Sonya Watson and Donald Burke, by Warranty Deed from Leo J. Goodsell and Susan Marie Goodsell of record in Book 10729, page 493, executed on 12-18-97, and recorded on 12-19-97, Register's Office for Davidson County, Tennessee. Sonya Watson and Donald Burke are now divorced.

This is improved property known as **1405 McAlpine Avenue, Nashville, Tennessee 37216**.

Witness my hand this 19 day of **February**, **2011**:

DONALD BURKE

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DONALD BURKE**, the bargainor, with whom I am personally acquainted or proved to me on the

basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 14th day of February, 2011:

L. MICHELLE PRICE-JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-05-2014

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18 DAY OF FEBRUARY, 2011:

Notary Public

AARON C. PORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6/3/14