THIS INSTRUMENT WAS PREPARED BY:
SAMUEL F. ANDERSON, ATTORNEY AT LAW
Suite 103, 205 Powell Place, Brentwood, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel Nos:
Bryan Henry Talbot 6117 Bresslyn Road Nashville, TN 37205	same SunTrust Mortgage, Inc. 401 Commerce St #6100 Nashville TN 37219	11512007500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, I, Jana D. Talbot, unmarried, the Grantor, have this day bargained and sold and do hereby transfer, convey and quitclaim unto Bryan Henry Talbot, the Grantee, his heirs and assigns forever, all of my right, title and interest in and to certain real property situated in Davidson County, Tennessee, and described as follows:

Being Lot No. 47 on the Plan of West Meade Farms, Inc., Section "C" as of record in Book 1835, page 44, Register's Office for said County.

Said Lot No. 47 fronts 130 feet on the southeasterly side of Bresslyn Road and runs back between lines, 332.8 feet on the northerly line, and 325.3 feet on the southwesterly line to a dead line in the rear on which it measures 162 feet.

Being the same property conveyed to Joseph H. Talbot, III and wife, Rebecca H. Talbot by deed dated 4/6/84 from Joseph H. Talbot, III of record in Book 6267, page 712, Register's Office for Davidson County, Tennessee. The said Joseph H. Talbot, III having predeceased Rebecca H. Talbot and she having since died in 2005 and the property devised to Bryan Henry Talbot by Will of Rebecca H. Talbot of record in Docket No. 05P518 Probate Court for Davidson County, Tennessee, and recorded in Instrument No. 20060501-0049608, Register's Office for Davidson County, Tennessee. Jana D. Talbot is conveying any interest she may have in said property.

This is improved property known as 6117 Bresslyn Road, Nashville, TN 37205.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing her signature this 20th day of January, 2011.

Jana D. Talbot
JANA D. TALBOT

BILL GARRETT, Davidson County
Trans:T20110012146 DEEDQC
Recvd: 03/01/11 08:31 2 pgs
Fees:12.00 Taxes:0.00
20110301-0016213

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANA D. TALBOT, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 2011.

My Commission Expires:

07-03-12

NOTARY PUBLIC

RACHEL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $-0-.

Jana D. Talbot
AFFIANT

Subscribed and sworn to before me this 20th day of January, 2011.

My Commission Expires:

07-03-12

NOTARY PUBLIC

RACHEL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY