This Instrument Prepared By:
Rebecca T. Garland, Attorney
109 Kenner Avenue, Suite 100-B
Nashville, Tennessee 37205

ADDRESS NEW OWNER:
John Franklin
1912 Russell St
MORTGAGEE: Nashville TN 37206
N-A

SEND TAX BILL TO:
Same

MAP 118-9
GROUP
PARCEL 245

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, **Brian Hiatt, married** hereinafter called the "GRANTORS", by these presents, do quitclaim and convey a one-half (1/2) undivided interest unto **John Franklin and wife, Angela Franklin** hereinafter called the "GRANTEES", their heirs and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot 51of of Block C, as shown on the map entitled Priest Home Place of record in Plat Book 161, Page 102 , in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian Hiatt by deed from Aurora Loan Services, LLC of record as Instrument No. 20110223-0014838, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is improved property known as 1912 Russell Street, Nashville, Tennessee 37206.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110013832 DEEDQC
Recvd: 03/08/11 09:20 2 pgs
Fees:12.00 Taxes:0.00
20110308-0018264

B. H.

WITNESS our hands this the 8 day of Feb, 2011.

Brian Hiatt

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, Brian Hiatt, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 8 day of Feb, 2011.

NOTARY PUBLIC

My Commission Expires: 5/11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $0.00.

Carolyn Clemmons
AFFIANT

Subscribed and sworn to before me on this 8 day of Feb, 2011.

NOTARY PUBLIC

My Commission Expires: 5/11