THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110015305 DEEDQC
Recvd: 03/15/11 09:17 2 pgs
Fees:17.00 Taxes:0.00
20110315-0020376

[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#:
Thomas A. Smith and Bradley F. Edmonds P.O. Box 60561 Nashville, TN 37206	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	072-04-0-188.00

For and in Consideration of the sum of ten dollars cash in hand paid, and with the express intent and for the purpose to create in the end a Joint Tenancy with Right of Survivorship in and to **THOMAS A. SMITH and BRADLEY F. EDMONDS**, so that upon the death of either of them title to the property shall vest immediately in the survivor, we, **THOMAS A. SMITH and BRADLEY F. EDMONDS**, by these presents do remise, release, and QUITCLAIM unto W. Aaron Fortner, as TRUSTEE, his successors and assigns, all of our right, title, and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 52 and the westerly 25 feet of Lot No. 53, Block "A", on the Map of Sunnymeade Subdivision, as of record in Book 974, Page 56 and 57, Register's Office for said County.

Said Lot and part of lot adjoin and front together 75 feet on the southerly side of Sunnymeade Drive and run back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Bobby Ray Cline and wife, Barbara Ann Cline by deed at Book 4059, page 934, filed on 09-23-66, Final Decree of Probate at Book 8768, page 393, filed on 10-28-92, Affidavit of Heirship at Instrument No. 20100823-0066327 and No. 20100823-0066328, further conveyed to Bradley F. Edmonds, unmarried and Thomas A. Smith, unmarried, tenants in common with right of survivorship by deed from The Estate of Bobby Ray Cline by: Deborah Smith and Kathy Carson, Co-Adminstratrix: Deborah Smith, Katherine Ann Carson and Randall E. Cline, heirs at law: Barbara Ann Freeman, f/k/a Barbara Ann Cline at Instrument No. 20100823-0066330, filed on 08-23-10, Said Register's Office.

This is improved property known as **1308 Sunnymeade Drive, Nashville, Tennessee 37216.**

Witness our hands this 14 day of **March, 2011**:

THOMAS A. SMITH

BRADLEY F. EDMONDS

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 **THOMAS A. SMITH and BRADLEY F. EDMONDS**, the bargainors, 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 March, 2011:

Notary Public

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 11-22-14

AND NOW, I, the said W. Aaron Fortner, as TRUSTEE, for the express purpose of carrying out the intent of this instrument as above set out, do hereby remise, release and QUITCLAIM unto **THOMAS**

A. SMITH and BRADLEY F. EDMONDS, as Joint Tenants with Right of Survivorship, all of my right, title and interest in the same property hereinabove described and set forth, to which reference is hereby made.

Witness my hand this 14 day of **March**, **2011**:

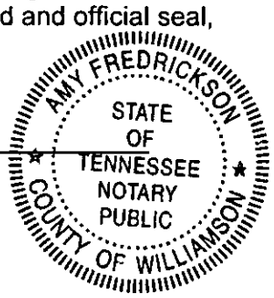
as Trustee
W. Aaron Fortner, as Trustee

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 W. Aaron Fortner, as Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 14 day of **March**, **2011**:

Notary Public



My Commission Expires: 7-22-14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14 day of **March**, **2011**:

Notary Public

My Commission Expires: 7-22-14

