BILL GARRETT, Davidson County
Trans:T20110030388 DEEDQC
Recvd: 05/23/11 09:30 2 pgs
Fees:12.00 Taxes:0.00
20110523-0039122

This instrument prepared by:
Rudy Title & Escrow LLC
2012 21st Avenue South
Nashville, TN 37212

RETURN TO:
Rudy Title & Escrow
Cool Springs Office
1896 General George Patton Drive
Franklin,TN 37067

QUITCLAIM DEED

Address of New Owner
Nashville Property Group
1001 McMahan Avenue
Nashville, TN 37216

Send Tax Bills To
New Owner

Map & Parcel No.
08301044900

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantors, the receipt and sufficiency of which is hereby acknowledged, have this day bargained and sold, **Josh Cook and Julie Cook** , the Grantor, does hereby Quitclaim and convey unto the said **Nashville Property Group, a Partnership comprised of Josh Cook, Julie Cook, Jimmy Carman and Phyllis Carman,** the Grantees herein in fee simple, their, heirs and assigns, all of their right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 1-B on the Plan of Granada Place, Section 2, Zone Lot Division of Lots 1, 2 & 3, of record in Plat Book 6200, page 157, amending Plat Book 4660, page 197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Josh Cook and Julie Cook by Warranty Deed recorded simultaneously herewith of record in Instrument No. 20110523003921 Register's Office for Davidson County, Tennessee and being the same property conveyed to The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. Successor to JPMorgan Chase Bank, N.A. RAMP 2006-RS4, Its Successors and Assigns by Deed from NATIONWIDE TRUSTEE SERVICES, INC., AS SUBSTITUTE TRUSTEE, dated 02/03/2011 and filed for record on 02/15/2011 in Instrument 201102150012796, Register's Office for DAVIDSON County, Tennessee.

This is unimproved property, known as 920 Emmett Avenue Nashville, TN 37206-0342.

Josh Cook

Julie Cook

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Josh Cook and Julie Cook** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2011.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE of Tennessee
County of ~~Davidson~~ Williamson

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

Subscribed and sworn to before me, this 6th day of May, 2011.

Affiant

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.