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QUITCLAIM DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$0.00~~ $65,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17 DAY OF JUNE, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Chad I. Pearman, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04037 RAMBIN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Curtis Rambin and Tammy Rambin	same	043 11 0 171.00
914 North Dupont Avenue		
Madison, TN 37115		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FRANKLIN FUNDING, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY AND QUITCLAIM ALL OF OUR INTEREST UNTO:

CURTIS RAMBIN , AND WIFE, TAMMY RAMBIN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 914 North Dupont Avenue, Madison, TN 37115

Witness its hand on the 17th day of June, 2011.

Franklin Funding, Inc.

BY: _____
Filbert J. Martocci, Jr., President

BILL GARRETT, Davidson County
Trans:T20110036846 DEEDQC
Recvd: 06/20/11 14:13 2 pgs
Fees:13.00 Taxes:240.50
20110620-0047194

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Filbert J. Martocci, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the President of FRANKLIN FUNDING, INC., the within named barganor, a corporation, and that Filbert J. Martocci, Jr., acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of June, 2011.

Notary Public _____

My Commission Expires: 3/3/14

DUSTIN RAY SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

11-04037 RAMBIN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 35-A on the Plan of the Re-Subdivision of Lot 35, Myatt Eagan Subdivision as shown of record in Plat Book 5190, Page 399, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property coneveyed by David G. Mangum, Substitute Trustee to Franklin Funding, Inc. by Substitute Trustee's Deed of record in Instrument number 20110218-0013982, Register's Office for Davidson County, Tennessee. Being also the same property conveyed to Curtis Rambin and wife, Tammy Rambin by deed from Jackson Brumley and Elke Brumley, husband and wife, of record in Instrument number 20070530-0063869, Register's Office for Davidson County, Tennessee.

No title examination was performed in conjunction with this transaction and all information contained herein was provided by the parties hereto.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.