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:T20110045035 DEEDQC
Recvd: 07/26/11 08:38 2 pgs
Fees:12.00 Taxes:0.00
20110726-0056972

#(2)

[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

(To create a Tenancy by The Entireties)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William J. Vonschipmann, III and Kellie Vonschipmann 149 Spring Valley Road Nashville, Tennessee 37214	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	95-8-112

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantor and Grantee a Tenancy by the Entireties in and to the entire interest in the property previously held by the Grantor alone, I, **WILLIAM J. VONSCHIPMANN, III**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **KELLIE VONSCHIPMANN**, hereinafter called the Grantee, my wife, her heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee a Tenancy by the Entireties in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lots Nos. 6 and 7 on the unrecorded Map of the Resubdivision of Lots Nos. 71,73, to 76 inclusive, and Lots Nos. 105 and 106, on the Plan of Bluefields, of record in Book 843, page 34, Register's Office for said County, and described according to a survey made by Z.J. Wilkinson, Surveyor, May 24, 1952, as follows:

Beginning at a point in the North margin of Spring Valley Road at the corner of Lots Nos 5 and 6, which is 18 feet east of the original corner of Lots Nos. 74 and 106 on said recorded plan; thence northerly 322 feet to a point in the South line of Lot No. 68, which is 5 feet East of the original corner of Lots Nos. 74 and 106; thence with the South line of Lot No. 68, westerly 120 feet to a point at the common corner of Lots Nos. 68 and 69; thence southerly 359 feet to the North margin of Spring Valley Road at a point which is 20 feet west of the corner of the Lots Nos. 105 and 106; thence with the margin of Spring Valley Road easterly 200 feet to the point of beginning.

Included in the above legal description but excluded as follows:

A tract or parcel of land lying in the First Civil District, Davidson County, Tennessee, said tract or parcel of land being part of Lot No. 6, on the unrecorded Map of the resubdivision of Lots Nos. 71, 73, to 76 inclusive and Lots 105 and 106, on the Plan of Bluefields, as of record in Plat Book 843, page 34; Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the common rear corner of Lot No. 5 and Lot No. 6, on the aforesaid unrecorded Map, said point being the northeasterly corner of the property being described in Deed Book 4284, page 310, and the northwesterly corner of the property being described in Deed Book 2394, page 51, Register's Office for Davidson County, Tennessee; thence running with the common line of said Lots No. 5 and 6, southerly 74 feet, more or less to a point in the common line of said tracts; thence leaving the common line of Lots No. 5 and 6, westerly, 50 feet, more or less to a point; thence in a northerly direction 77 feet, more or less to a point; thence in a northerly line of said Lot No. 6; thence with the northerly line of said Lot No. 6 in an easterly direction 47 feet, more or less to the point of beginning.

Being the same property conveyed to William J. Vonschipmann, III, married by Warranty Deed from Nelle B. Beazley of record in Instrument Number 20040304-0024764, Register's Office for Davidson County, Tennessee, dated 02/27/2004, and recorded 03/04/2004.

This is improved property known as **149 Spring Valley Road, Nashville, Tennessee 37214**.

Witness my hand this 20 day of **July, 2011**:

WILLIAM J. VONSCHIPMANN, III

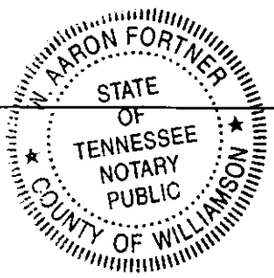
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM J. VONSCHIPMANN, III**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 20 day of July, 2011:

Notary Public

My Commission Expires: 8.3.14



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20 DAY OF JULY, 2011:

Notary Public

My Commission Expires: 8.3.14

