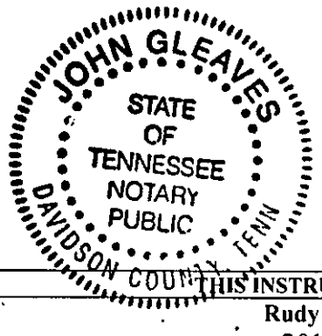
QUITCLAIM DEED



STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF September 2011

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean J. Martin (NAME)	**"New Owner"** (NAME)	104-15-0-396.00
2512 Woodlawn Dr. (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Carolyn Burton** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Sean J. Martin**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 44 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 44 fronts 50 feeton the northerly margin of Belair Avenue (now Woodlawn Drive) and extends back between parallel lines with the easterly margin of Tulip Avenue (now 26th Avenue South) 192 feet to a dead line.

Being part of the same property conveyed to Carolyn Burton by Warranty Deed from Jeffery D. Phillips and wife, Norris B. Phillips as of record in Instrument No. 20050217-0018122, Register's Office for Davidson County, Tennessee.

*****THE PURPOSE OF THIS DEED IS TO CORRECT A PRIOR CONVEYENCE WHERE THE GRANTOR OBTAINED A PORTION OF THE ABOVE MENTIONED TRACT IN ERROR.*****

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved
property known as 2512 Woodlawn Dr. Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20110057187 DEEDQC
Recvd: 09/15/11 08:38 2 pgs
Fees:12.00 Taxes:0.00
20110915-0071472

Witness my/our hand (s) this the 7 day of September, 2011.

Carolyn Burton

Carolyn Burton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7 day of September, 2011.

Notary Public

My Commission Expires: 5/20/14

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212