THIS INSTRUMENT PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

State of Tennessee
County of Davidson

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

Stephanie McRae
Affiant

SUBSCRIBED AND SWORN to before me, this the 12th day of December, 2011.

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

Notary Public
My Commission Expires: 1/9/2012

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Stephanie McRae & Robert Drimmer 1018 Mansfield Street Nashville, TN 37206	Franklin American Mortgage Company 501 Corporate Centre Drive, #400 Franklin, TN 37067	083-05 169.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Stephanie McRae, unmarried ("Grantor"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto Stephanie McRae and Robert Drimmer, both unmarried, as Tenants in Common ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, TN, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

The following described tract of land known as 1018 Mansfield Avenue, Nashville, Tennessee 37206: Being the Westerly one-third of Lot No. 3 in Connell O'Donnell's Plan, as of record in Plan Book 2, Page 37, Chancery Court at Nashville, Tennessee, described according to a survey made June 14, 1934, by Erle Drake, County Surveyor, as follows: Said Westerly part of Lot No. 3 fronts 48 feet 4 inches on the Southerly side of Mansfield Avenue, formerly McFerrin Avenue, and runs back between lines 187.6 feet, more or less, on the West line and 187.9 feet, more or less, on the East line to an alley in the rear and measures 48 feet 4 inches thereon.

Being the same property conveyed to Stephanie McRae, unmarried by deed from Jimmy Edward Biggers, unmarried of record in Document Number 20100816-0064562, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by parties. No title examination was performed.

This is improved property, known as 1018 Mansfield Street, Nashville, TN 37206.

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 12th day of December, 2011.

BILL GARRETT, Davidson County
Trans:T20110079248 DEEDQC
Recvd: 12/15/11 08:48 2 pgs
Fees:12.00 Taxes:0.00
20111215-0097481

GRANTOR:

Stephanie McRae
Stephanie McRae

State of TN
County of Davidson

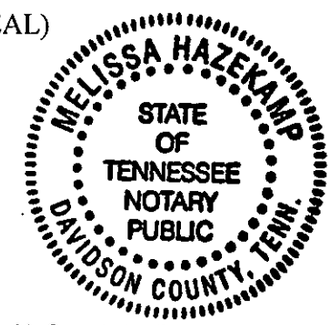
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie McRae, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 12th day of December, 2011, 2011.

Notary Public

My Commission Expires: 1/9/2012

(SEAL)



My Commission Expires JAN. 9, 2012