THIS INSTRUMENT PREPARED BY: **MUDTER & PATTERSON** **2000 Richard Jones Road** **Suite 110** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 11th day of January, 2012. Notary Public My Commission Expires:

GEORGE L. ABBOTT, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires: [illegible], 2012

QUITCLAIM DEED

Address New Owner: Lisa Fernandez-Wilson 150 Brighton Close Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 10413F150

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Peggy L. Fernandez, unmarried, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Lisa Fernandez-Wilson, her heirs and assigns, her undivided one-half interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto, reserving for herself a life estate in subject property.

This is improved property known as 150 Brighton Close, Nashville, TN 37205.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of January, 2012.

Peggy L. Fernandez

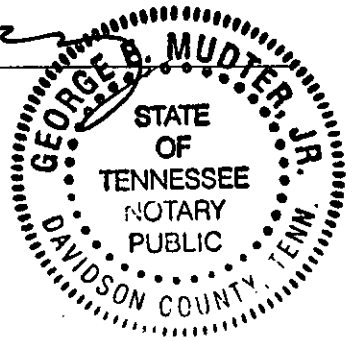
BILL GARRETT, Davidson County
Trans:T20120002838 DEEDQC
Recvd: 01/12/12 10:18 3 pgs
Fees:17.00 Taxes:0.00
20120112-0003302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Peggy L. Fernandez, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of January, 2012.

Notary Public



My Commission Expires: _____

My Commission Expires MAY 8, 2012

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Brighton Close, Phase 1A, 1B, 1D, and Phase II, as of record in Plat Book 7900, page 136, and amended in Plat Book 9700, page 180, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Walter H. Wilson, Jr. and wife, Lisa Frenandez-Wilson, and Peggy L. Frenandez, unmarried, by deed dated May 31, 2001, from Anne Boatman, unmarried, of record as Instrument No. 20010612-0061726, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit to correct the spelling of the Grantees' names, of record in Instrument No. 20110713-0053487, Register's Office for Davidson County, Tennessee. Lisa Frenandez-Wilson and Lisa Fernandez-Wilson are one and the same person. Peggy L. Frenandez and Peggy L. Fernandez are one and the same person.