This Instrument Prepared By:
Ted F. Walker, Attorney At Law, 341 Harrison Street, Nashville, Tennessee 37219

FROM:	Sheri Joseph and Derek Joseph, as joint tenants with right of survivorship,	TO:	Elizabeth V. Pritchett, Trustee
FROM:	Elizabeth V. Pritchett, Trustee	TO:	Sheri Joseph and Derek Joseph, as tenants in common

Address of New Owner	***Send Tax Bills To***	***Map/Parcel #***
Sheri Joseph and Derek Joseph 4113 Woodway Lane Hermitage, Tennessee 37076	Wells Fargo P.O. Box 10335 Des Moines, IA 50306-0335	086160067.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-[exempt pursuant to T.C.A. 67-4-409(3)].

AFFIANT

Sworn to and subscribed before me this 19 day of January, 2012.

Notary Public
My Commission Expires: 1-16-15

DEBORAH J McCOY-OLSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 1-16-15

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That DEREK RONALD JOSEPH (being one and the same as Derek Joseph) and SHERI LEE JOSEPH (being one and the same as Sheri Joseph), for the express purpose of making a re-conveyance to create a tenancy in common as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, Docket No. 11D2901, between Derek Ronald Joseph, Plaintiff, and Sheri Lee Joseph, Defendant, do hereby quitclaim and convey to Elizabeth V. Pritchett, Trustee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot 85, Section 5, on the Plan of Valley Grove Subdivision, as shown on Plat of record in Plat Book 5200, Pages 583, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

(Con't.)

BILL GARRETT, Davidson County
Trans:T20120005336 DEEDQC
Recvd: 01/23/12 15:04 3 pgs
Fees:22.00 Taxes:0.00
20120123-0006355

Being the same property conveyed to Sheri Joseph and Derek Joseph, husband and wife, by Fannie Mae A/K/A Federal National Mortgage Association. The legal description is identical with that in Deed of Trust recorded in Instrument #20070926-0114814 in the Register's Office of Davidson County, Tennessee. For prior title, see Deed recorded in Instrument #20100324-0021902, in said Register's office.

Current Special Warranty Deed is recorded in the Register's Office of Davidson County, Tennessee, Instrument #20100607-0043869, recorded on June 7, 2010.

Said property is conveyed subject to any existing limitations, restrictions, and encumbrances as may affect the premises.

This is improved property located at 4113 Woodway Lane, Hermitage, TN 37076.

And now I, Elizabeth V. Pritchett, Trustee, for the express purpose of carrying out the intent of this conveyance, as set forth above, do hereby quitclaim and convey unto Sheri Joseph, and Derek Joseph, as tenants in common, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this 18th day of January, 2012.

DEREK JOSEPH

SHERI JOSEPH

ELIZABETH V. PRITCHETT, Trustee

STATE OF TENNESSEE)
)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheri Joseph, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20 day of January, 2012.

DEBORAH J McCOY-OLSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 1-6-15

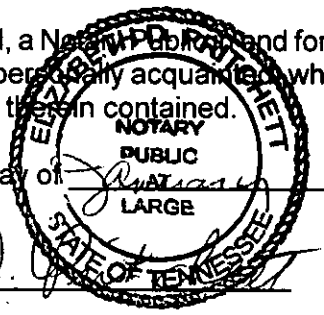
NOTARY PUBLIC

My Commission Expires: 1-6-15

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derek Joseph, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of January, 2012.



NOTARY PUBLIC

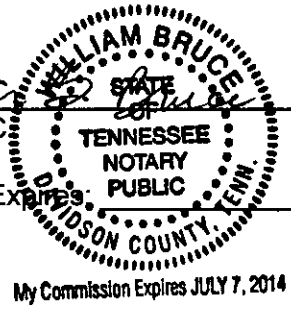
My Commission Expires May 8, 2012

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth V. Pritchett, Trustee, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of January, 2012.



NOTARY PUBLIC

My Commission Expires:

My Commission Expires JULY 7, 2014

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.