Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20120007866 DEEDQC
Recvd: 02/01/12 15:13 3 pgs
Fees:17.00 Taxes:0.00
20120201-0009265

QUITCLAIM DEED

ADDRESS NEW OWNER:
Rhonda J. Sellers
1135 Fernbank Avenue
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO:
Map 50-9
Parcel 132

For and in consideration $10.00 Dollars cash in hand paid and other good and valuable consideration good and valuable consideration including love and affection, **Gordon L. Robison** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **Rhonda J. Sellers**, all of his rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

See attached "EXHIBIT A"

Being the same property conveyed to Gordon L. Robison and Rhonda J. Sellers by deed recorded as instrument 20110622-0047940, Register's Office for Davison County, Tennessee.

This is improved property known as **1135 Fernbank Avenue; Madison, TN 37115.**

The express purpose for this conveyance is to vest title in Rhonda J. Sellers.

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

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, the GRANTOR has hereunder set his/her/our hand(s) this 23rd day of JANUARY, 2012.

GRANTOR:

Gordon L. Robison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Gordon L. Robison** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of JANUARY, 2012.

NOTARY PUBLIC

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.

My Commission Expires:

1-9-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 23rd day of JANUARY, 2012.

NOTARY PUBLIC

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.

My Commission Expires:

1-9-16

EXHIBIT A

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT/LOT 1 AND TRACT/LOT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 1 AND 2 ON THE PLAN OF RESUBDIVISION LOT NO. 34 MONTAGUE SUBDIVISION, OF RECORD IN BOOK 5190, PAGE 251, REGISTER'S OFFICE FOR SAID COUNTY.

TRACT 3

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 35 ON THE MAP OF MONTAGUE SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF FERN BANK DRIVE, NOW KNOWN AS FERNBANK AVENUE, AT THE NORTHWEST CORNER OF LOT NO. 36 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOT NOS. 35 AND 36, SOUTHEASTWARDLY 405 FEET TO LOW WATER MARK OF CUMBERLAND RIVER; THENCE WITH LOW WATER MARK OF SAID RIVER, NORTHEASTWARDLY 95 FEET TO THE SOUTHEAST CORNER OF THAT PART OF LOT NO. 35 CONVEYED TO MRS. AMELIA M. LITTERER BY DEED FROM MARVIN W. WILES, OF RECORD IN BOOK 2447, PAGE 599, SAID REGISTER'S OFFICE; THENCE WITH SAID LITTERER'S LINE, WESTWARDLY 125 FEET; THENCE IN A NORTHWESTERLY DIRECTION TO A POINT IN THE NORTHERLY MARGIN OF SAID LOT NO. 35, 205 FEET WEST OF THE POINT OF BEGINNING; THENCE WESTERLY, WITH THE SOUTHERLY MARGIN OF LOT NO. 34, 225 FEET TO THE CENTER OF SAID DRIVE; THENCE WITH SAME, SOUTHWESTWARDLY 100 FEET TO THE BEGINNING.

SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

PROPERTY COMMONLY KNOWN AS: 1135 FERNBANK AVENUE, MADISON, TN 37115