QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Philip S. Segraves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2012

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tasha Martin	NEW OWNER	Map 172-8
1729 Champions Drive		Group B
Nashville, TN 37211		Parcel 76CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Philip S. Segraves, married

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Tasha Martin , unmarried

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 76, on the Plan of Bridle Downs, Phase II, of record in Plat Book 6900, Page 544 and revised in Book 7900, Page 241, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Philip S. Segraves by Special Warranty Deed from U.S. Bank National Association, as Trustee under the pooling and servicing agreement, dated as of February 1, 2002, Among Credit-based Asset Servicing and Securitization, LLC, Asset Backed Funding Corporation, Litton Loan Servicing LP and JP Morgan Chase Bank, C-Bass Mortgage Loan Asset-Backed Certificates, Series 2002-CB1, of record in Instrument 20041012-0122869, dated February 6, 2004, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 1729 Champion Drive, Nashville, TN 37211

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

Witness my hand this 8th day of March, 2012.

Philip S. Segraves
Philip S. Segraves

BILL GARRETT, Davidson County
Trans:T20120017993 DEEDQC
Recvd: 03/12/12 11:23 1 pgs
Fees:12.00 Taxes:0.00
20120312-0021220

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 Philip S. Segraves, 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 at Nashville, Tennessee, this 8th day of March, 2012.

My Commission Expires: 11/7/12

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.