THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20120027951 DEEDQC
Recvd: 04/17/12 15:51 2 pgs
Fees:12.00 Taxes:0.00
20120417-0032869

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Jerry Earwood 6558 Leipers Creek Road Columbia, TN 38401	New Owner	071-15-0-423.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael Garafola*, Married**, by these presents does hereby quitclaim and convey unto **Jerry Earwood, Married**, his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Being Lot No. 32 on the Plan of Crutcher's Subdivision of Part of the Lucy H. Lindsley Tract, as of record in Book 161, Page 129, Register's Office for Davidson County. Said Lot No. 32 fronts 50 Feet on the Easterly Side of Pennock Avenue and Runs Back Between Parallel lines 176.8 Feet, more or less, to an alley.

Being the same property conveyed to Michael Garafola, Married, as to a 3% Interest, and Jerry Earwood, Married, as to a 97% Interest, Tenants in Common, by Special Warranty Deed from U.S Bank, National Association, as successor Trustee to Bank of America, N.A. as successor by merger to LaSalle Bank, N.A., as trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1 at Instrument No. 20120330-0027001, Register's Office for Davidson County, Tennessee, dated March 6, 2012, as corrected by Affidavit of Scrivener's Error of record at Instrument No. 20120416-0032135, said Register's Office.

Being the same property conveyed to U.S. Bank, National Association, as successor trustee to Bank of America, N.A. as successor by merger to LaSalle Bank, N.A., as trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1 by Trustee's Deed from Shellie Wallace, as successor trustee and Deanna Dorrough, as co-trustee of record at Instrument No. 20110803-0059538, said Register's Office, dated July 28, 2011.

*** Neither Grantor, Michael Garafola, nor Grantor's spouse, Lashlee Garafola, has ever resided in the subject property known as 1215 Pennock Avenue, Nashville, TN 37207.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the ~~23rd~~ 17th day ~~of March~~ Apr., 2012.

Affiant

My commission expires: 9-9-2014
(Affix Seal)

Notary Public

J. BRANDON MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23rd day of March, 2012.

Michael Garafola

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 23rd day of March, 2012.

Notary Public

My Commission Expires:

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY