THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120040518 DEEDQC
Recvd: 06/04/12 08:16 2 pgs
Fees:17.00 Taxes:0.00
20120604-0047917

(2)

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

(To Create a Joint Tenancy with Right of Survivorship)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Thomas Smith and Bradley Edmonds P.O. Box 60561 Nashville, TN 37206	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	072 02 0 090.00

For and in Consideration of the sum of ten dollars cash in hand paid, and with the express intent and for the purpose to create in the end a **Joint Tenancy with Right of Survivorship** in and to **THOMAS SMITH and BRADLEY EDMONDS**, so that upon the death of either of them title to the property shall vest immediately and entirely in the survivor, I, **THOMAS SMITH**, by these presents do remise, release, and QUITCLAIM unto **W. Aaron Fortner, as TRUSTEE,** his successors and assigns, all of my right, title, and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 78 on the Map of E. B. Craigs Subdivision of the Crownover Property, as of record in Book 894, page 640 and 641, Register's Office for Davidson County, Tennessee. Said Lot No. 78 fronts 50 feet on the easterly side of Burrus Street and runs back 149 feet, 6 inches on the northerly line and 148 feet, 6 inches on the southerly line to a dead line.

Being the same property conveyed by William C. Lewis and Aimee M. Ray to the Trustee for MERS, Inc.,acting as nominee for American Brokers Conduit and American Brokers Conduit's successor's and assigns by Deed of Trust dated 11-01-05, and filed of record at Instrument Number 20051102-0132802 at the Register's Office for Davidson County, Tennessee. Default was subsequently made by William C. Lewis and Aimee M. Ray on the loan secured by the above said Deed of Trust, and the property was sold at auction to Wells Fargo Bank, NA, pursuant to Substitute Trustee's/Trustee's Deed dated 08-20-11 and filed of record at Instrument Number 20110830-0066873 ,Wells Fargo Bank, NA therein conveying to Federal Home Loan Mortgage Corp., further conveyed to Thomas Smith by deed from Federal Home Loan Mortgage Corp. at Instrument No. 20111121-0091164, filed on 11-21-11, the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as **3716 Burrus Street, Nashville, Tennessee 37216.**

Witness my hand this 31st day of May, 2012:

THOMAS SMITH

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **THOMAS SMITH**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 31st day of May, 2012:

Notary Public

My Commission Expires: 7-22-14

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AND NOW, I, the said W. Aaron Fortner, as TRUSTEE, for the express purpose of carrying out the intent of this instrument as above set out above, do hereby remise, release and QUITCLAIM unto **THOMAS SMITH and BRADLEY EDMONDS, as Joint Tenants with Right of Survivorship**, all of my right, title and interest in the same property hereinabove described and set forth, to which reference is hereby made.

Witness my hand this 31st day of May, 2012:

Trustee

W. Aaron Fortner, as Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Aaron Fortner, as Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 31st day of May, 2012:

Notary Public

My Commission Expires: 7-22-14

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of May, 2012:

Notary Public

My Commission Expires: 7-22-14

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON