BILL GARRETT, Davidson County
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20130719-0075194

THIS INSTRUMENT WAS PREPARED BY:

TRACY LIGHT, BPR#28274
550 SAM RIDLEY PARKWAY, SUITE 130
SMYRNA, TENNESSEE 37167
(615) 625-3476
From Information Furnished by the Parties

QUITCLAIM DEED

FROM: James Paul Ditrich

TO: Andrea Nicole Ditrich

Map and Parcel Numbers
0830501000

Address New Owner(s) as follows:

Andrea Nicole Ditrich
1025 W. Eastland Avenue
Nashville, TN 37206

Send Tax Bills To:

SAME

THIS INSTRUMENT, made and entered into this 1 day of May 2013, 2013, by and between James Paul Ditrich, *("Grantor")* and Andrea Nicole Ditrich, *("Grantee")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate having an address of 1025 W. Eastland Avenue, Nashville, Tennessee, Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 Block "E" on the Plan of East Wood Addition, of record in Plat Book 332, Page 63, Register's Office of said County to which reference is hereby made for

a more complete description. Being the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith in instrument #200408130098223, Register's Office for said County.

Being all of the same property conveyed to Andrea Nicole Ditrich and James Paul Ditrich and by special warranty deed dated July 8, 2011, from The Bank of New York Mellon fka The Bank of New York as successor in interest to JP Morgan Chase Bank, N.A. as trustee for FFMLT 04-FF1O of record in Instrument Number 20110708-0052316 at Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to The Bank of New York Mellon fka The Bank of New York as successor in interest to JP Morgan Chase Bank, N.A. as trustee fir FFMLT 04-FF1O by a prior Warranty Deed, recorded in Instrument Number 20110607-0043460 in Register's Office for Davidson County, Tennessee.

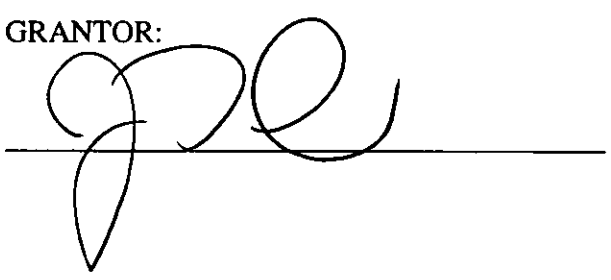
THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

The above-described property is improved property.

Source of Grantor's equitable interest is a Special Warranty Deed recorded in Instrument Number 20110708-0052316 Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:



JAMES PAUL DITRICH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Joseph Keeton, of the State and County aforesaid, personally appeared JAMES PAUL DITRICH, with who proved to me on the basis of satisfactory evidence TN DL, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained with the within named bargainor, ANDREA NICOLE DITRICH, by his signature herein.

WITNESS my hand and seal, this 1 day of May, 2013.

Notary Public

My Commission Expires: Nov 3 2015

JOSEPH KEETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is One Dollar ($1.00).

ANDREA NICOLE DITRICH
Affiant/Grantee

Subscribed and sworn to before me this 1 day of MAY, 2013.

Notary Public

My Commission Expires: Nov 3 2015

JOSEPH KEETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY