BOOK 5075 PAGE 328

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM

Walter Ray Sullivan et ux
Sheron Gail Sullivan

AND

Edward Seddon, Trustee

TO Edward Seddon, Trustee

FROM

TO Sheron Gail Sullivan

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheron Gail Sullivan (NAME)	Baker Mortgage Corp. (NAME)	5DU 50445
101 Karen Ray Court (STREET ADDRESS OR ROUTE NUMBER)	Suite 200 2840 Northeast Expressway, N.E. (STREET ADDRESS)	162-3
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	215

THIS INSTRUMENT WAS PREPARED BY

This instrument was prepared by:
EDWARD SEDDON, Attorney-at-Law
1102 KERMIT DRIVE - SUITE 203
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 10.00 Sheron Gail Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 19 76

Notary Public

MY COMMISSION EXPIRES: 2-[illegible]

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate to Sheron Gail Sullivan

We, Walter Ray Sullivan et ux Sheron Gail Sullivan

by these presents do hereby quitclaim and convey unto Edward Seddon, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

BEING Lot No. 46, Section 4, on the Plan of Apache Hills Subdivision as of record in Book 4460, Page 60, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Walter Ray Sullivan et ux Sheron Gail Sullivan by deed of record in Book 5043, Page 629, Register's Office for said County.

THIS conveyance is subject to a first lien Deed of Trust dated July 2, 1976, to Baker Mortgage Corporation in the principal sum of $24,750.00, filed for record in Book 5043, Page 631, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 101 Karen Ray court, Antioch, TN 37013
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said Edward Seddon, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Sheron Gail Sullivan

her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 4th day of October, 19 76.

Walter Ray Sullivan

Sheron Gail Sullivan

Trustee.

OCT-5 MISC B* 4.00 * 4.00

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, Walter Ray Sullivan and Sheron Gail Sullivan, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of October, 19 76

Notary Public.

My commission expires: 2-21-79

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 Edward Seddon, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of October, 19 76

Notary Public.

My commission expires: 2/21/79

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IDENTIF. REFERENCE

OCT 5 1 03 PM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.