QUITCLAIM DEED

BOOK 5111 PAGE 348

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Sherry N. Erwin

TO

Frank G. Erwin, Jr.

For draftsman's use

Prepared by:
Bart Durham, Atty.
916 Percy Warner Blvd.
Nash. Tn.

mail to:

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank G. Erwin, Jr. (NAME)	Commerce Union Bank (NAME)	4D 60894
4758 Kennysaw Drive (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Map. 64-8
Old Hickory, TN. 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	Par. 18

D87645

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

FEB 1 3 26 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ None

Frank G. Erwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 1976.

B. F. Durham
Notary Public

MY COMMISSION EXPIRES: 4-18-80

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of one dollar and other good and valuable considerations DOLLARS

I, SHERRY N. ERWIN

FEB-17 MISC B* 4.00 * 4.00

have bargained and sold, and by these presents do transfer and convey unto the said Frank G. Erwin, Jr. his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 373 on the Plan of Section Four, Sherwood Forest of record in Book 4460, pages 182 and 183, said Register's Office.

SAID Lot No. 373 fronts 89.66 feet on the southwesterly margin of Kennysaw Drive and extends back 163.03 feet on the northwesterly line and 202.09 feet on the southeasterly line to a dead line in the rear, measuring 91.13 feet thereon.

BEING part of the same property conveyed to Income Development Corp. by deed from Jones Homes, Inc. of record in Book 4746, page 962, Register's Office for said County.

BEING the same property conveyed from Income Development Corp. to Frank G. Erwin, Jr. and wife, Sherry N. Erwin recorded in Book 4852, page 166 of the Register's Office of Davidson County.

QUITCLAIM DEED

BOOK 5111 PAGE 349

WD-2

This is unimproved ( ) improved (X) property, known as 4758 Kennysaw Drive (House Number) (Street) Old Hickory, Tenn. 37138 P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank G. Erwin, Jr. his heirs and assigns, forever.

And I do covenant with the said Frank G. Erwin, Jr. ~~that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and~~ the same is unencumbered., except for a mortgage, secured by a deed of trust to Commerce Union Bank executed on or about September 13, 1974, in the amount of thirty five thousand dollars ($35,000) plus interest.

And I, Sherry N. Erwin do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Frank G. Erwin, Jr. his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of May, 1976

Sherry N Erwin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Brent Durham, a Notary Public in and for said County and State, the within named Sherry N. Erwin

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 14th day of May, 1976.

Brent Durham, Notary Public.

Commission expires 2-18-80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged self to be .....,

of the .....,

the within named bargainor, a corporation, and that he as such .....,

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .....

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....