New Owner:
John B. Hardcastle, Trustee
Nashville City Bank Building
315 Union Street
Nashville, Tennessee 37201

Send Tax Bills to:
National Mortgage Co.
4041 Knight Arnold Rd.
Memphis, Tennessee 38118

Map #91-15
Parcel #49
FB# 12W760

BOOK 5271 PAGE 477

QUITCLAIM DEED

IN LIEU OF FORECLOSURE

This instrument made and entered into on this 5th day of April, 1978, by and between JOSEPH R. MCGRATH, JR. and Wife, IDA LOUISE MCGRATH, Parties of the First Part, and JOHN B. HARDCASTLE, Trustee, Party of the Second Part.

APR 10 78 MISC WITNESSETH: B* 6.00 * 6.00

That whereas Parties of the First Part on June 6, 1975, executed a Deed of Trust to JOHN B. HARDCASTLE, Trustee, payable to Nashville City Bank and Trust Co., for whom JOHN B. HARDCASTLE acts as Trustee; said Deed of Trust being of Record in Book 4921, Page 204, R.O.D.C.T., that whereas the terms of said Deed of Trust have not been met, inasmuch as the Parties of the First Part are now in default under the terms of the indebtedness; and whereas Parties of the First Part have agreed to convey the following described premises to Party of the Second Part in lieu of foreclosure proceedings being instituted;

Now, therefore, be it known that for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties of the First Part do hereby convey and Quitclaim unto the Party of the Second Part, all their right, title and interest in and to the following described Real Estate, to wit:

DESCRIPTION

Land in Davidson County, Tennessee, being the westerly 50 feet of the southerly 150 feet of Block 6 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition,

As of record in Book 421, page 18, Register's Office for said County, and that part of the right-of-way of the N. C. and St. L. Railroad (now abandoned) immediately west of Block No. 6, described together as follows:

BEGINNING on the northerly margin of Elkins, formerly 2nd Avenue, 120 feet west of the northwest corner of said Avenue and 53rd Avenue North, formerly 12th Street, thence northwardly 150 feet; thence westwardly 70 feet; thence southwardly 150 feet to the northerly margin of Elkins Avenue; thence with said Avenue eastwardly 70 feet to the beginning.

Being the same property conveyed to JOSEPH R. MCGRATH and Wife, IDA LOUISE MCGRATH, by Deed from JAMES S. DUGAN and Wife, ANNE P. DUGAN, of Record in Book 4563, Page 582, R.O.D.C.T.

This is improved property known as: 5304 Elkins Avenue, Nashville, Tennessee 37209

In Testimony Whereof, the Parties of the First Part have hereunto set their hands, this the day and date first above written.

Joseph R. McGrath, Jr.
JOSEPH R. MCGRATH, JR.

Ida Louise McGrath
IDA LOUISE MCGRATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned. A Notary Public in and for the said County and State, JOSEPH R. MCGRATH, JR., the within named Bargainor, with thom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 29 day of March, 1978.

Notary Public

ROGER F. SCANN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 2-15-81

STATE OF Tennessee)
)
COUNTY OF McMinn)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IDA LOUISE MCGRATH, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Etowah Tennessee, this the 3 day of April, 1978.

Adele H. Lattimore
NOTARY PUBLIC

My Commission Expires: COMMISSION EXPIRES SEPTEMBER 1, 1980

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10.00.

Ida Louise McGrath
AFFIANT

Subscribed and sworn to before me, this 3 day of April, 1978.

Adele H. Lattimore
NOTARY PUBLIC

My Commission Expires: COMMISSION EXPIRES SEPTEMBER 1, 1980

This instrument was prepared by: R. KENT WILDMAN, Attorney
217 Second Avenue North
Nashville, Tennessee 37201

IDENTIF. REFERENCE

APR 10 2 37 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

E.S.B.I.