7504 05/06 13.00- CHECK

BOOK 5598 PAGE 992

# QUITCLAIM DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Virgil G. Titus (NAME) | Security Pacific Mortgage Corp (NAME) | Map 59-2 |
| 547 Carmel Avenue (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2450 (STREET ADDRESS) | Par 73 |
| Madison, Tennessee 37115 (CITY) (STATE) (ZIP) | Denver, Colorado 80211 (CITY) (STATE) (ZIP) | B.P. |

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Mary H. Titus, by these presents do hereby quitclaim and convey unto Virgil G. Titus, his successors and assigns, all my right, title and interest in and to the following described tract of land:

Being Lot #35 and the westerly 10 feet of Lot #34, Block "D", on the revised planoof Rainbow Terrace, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot #35 and part of Lot #34 front together 60.0 ft. on the northerly margin of Carmel Avenue and extend back between parallel lines 145.0 ft. to a dead line.

Being the same property conveyed to Virgil G. Titus and wife, Mary H. Titus by Deed from Jeffrey C. Crouch and wife, Valerie Crouch of record in Book 5585, Page 979, Register's Office for Davidson County, Tennessee.

The Grantor holds this property with the Grantee as tenants by the entirety. It is the intent and desire of the Grantor to vest the entire fee in the Grantee pursuant to Section 64-110 of the Tennessee Code Annotated.

This is improved property known as 647 Carmel Avenue, Madison, Tennessee, 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever, This conveyance is subject to a Deed of Trust of record in Book 5475, Page 293, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ ~~$2,500.00~~

Subscribed and sworn to before me, this the 29th day of April, 1980

Affiant Virgil G. Titus

My commission expires: July 17, 1983 (Affix Seal)

Notary Public Lloyd M. Pate

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

Witness hand this 29th day of April, 1980 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mary H. Titus

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary H. Titus

the within named 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 Madison, Tennessee this 29th day of April, 1980.

Notary Public

Commission expires July 17, 1983

STATE OF
COUNTY OF

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_____

THIS INSTRUMENT WAS PREPARED BY:
Frank P. Reynolds, Attorney, 216 Third Avenue, North, Nashville, Tennessee 37201

QUITCLAIM DEED

MARY H. TITUS
AND
VIRGIL G. TITUS

F 88212

RSH

IDENTIF. REFERENCE

MAY 6 2 49 PM '80

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5598 PAGE 994

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 250[illegible].00- CO | |
| | | | 6.50 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 13.00- | |
| 7504405/06/80 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 88212

IDENTIF. REFERENCE

MAY 6 2 49 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 756257