9158 11/20 6.00- CHECK

mail Rollins, Happell & DeWane
19th Floor, L&C Tower
Nashville, Tenn. 37219

QUITCLAIM DEED

BOOK 5821 PAGE 51

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lydia B. Frogge	Baker Mtg Corp	71-4
(NAME) 5106 Greentree Drive	(NAME) 2840 Northeast Expressway NE	227
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) Atlanta, Ga, 30345	12 D 02349
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Perry R. Happell, Trustee, by these presents do hereby quitclaim and convey unto Lydia B. Frogge, her successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Shepardwood Subdivision, Section I, of record in Book 4175, page 82, Register's Office for said County.

Said Lot No. 10 fronts 61.31 feet on the westerly margin of Oakwood Avenue and extends back 133.20 feet on the southerly line and 133.65 feet on the northerly line to a dead line in the rear, measuring 61.31 feet thereon.

Being the same property conveyed to Perry R. Happell, Trustee, by deed from James H. Dixon, Jr., and wife, Dicye Marie Dixon, of record in Book 5407, page 871, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a first mortgage in the original amount of Twenty Four Thousand, eight hundred, fifty and no/100 ($24,850.00), to Baker Mortgage Company, executed by the grantors herein on December 29, 1976, of record in Book ____ Page _____, 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 $ -0-

Subscribed and sworn to before me, this the 18th day of November, 19__

Affiant

My commission expires: 1/15/83 (Affix Seal)

Notary Public

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

Witness my hand this 18th day of November, 1981, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Perry R. Happell

STATE OF
COUNTY OF

BOOK 5821 PAGE 52

Personally appeared before me, Wanda Cartwright, a Notary Public in and for said County and State, Perry R. Happell, Trustee

the within named bargainor, with whom 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 this 18th day of Nov., 19 81.

Wanda Cartwright Notary Public

Commission expires 1/15/83

NOTARY PUBLIC · DAVIDSON COUNTY, TENN.

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_____

QUIT CLAIM DEED

Perry R. Happell, Trustee

TO

LYDIA B. FROGGE

G. 68956

IDENTIF. REFERENCE

Nov 20 10 08 AM '81

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 298-3627