FORM No. WD-1

Quitclaim Deed

BOOK 6484 PAGE 745

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR VALUE, WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 85

Notary Public

MY COMMISSION EXPIRES: 7/18/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Realty, Inc.	Mortgage Corporation of the South	Map 108-12
(NAME)	(NAME)	
3233 Elm Hill Pike	P. O. Box 10726	Parcel 160
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35202	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Greg Hardeman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO American Realty, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ~~THE FOLLOWING DESCRIBED LAND IN~~ ~~COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:~~ all their rights, title and interest in and to the cdrtain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit;

BEING Lot No. 13-B, Zone Lot Division of Lots 12, 13, 15, 16, 17 and 18, Trailwood Subdivision, Section One, of record in Plat Book 6250, Page 140, amending Plat Book 5210, Page 351, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Greg Hardeman by deed of record in Book 6451, Page 362, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 5728, Page 298, Plat Book 6250, Page 140, Book 6128, Page 361 and Book 6426, Page 153, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

THIS conveyance is subject to a Deed of Trust executed by Greg Hardeman to Edward Seddon, Trustee for Republic Mortgage, Inc. dated January 11, 1985, with a present unpaid principal balance of $51,614.00, of record in Book 6476, Page 241, which the Grantees hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This is unimproved ( ) / improved (XX) property, known as 3233 Elm Hill Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

~~[illegible]~~ heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of January, 19 85

Greg Hardeman

BOOK 6484 PAGE 745

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 Greg Hardeman

the 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, Tennessee, this 30th day of January 19 85

Commission expires 7-18-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) as such (they) and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

7821 01/31 6.00- CHECK

I-80276

IDENTIF. REFERENCE

JAN 31 9 19 AM '85

FELIX A. WILSON II, REGISTER
DAVIDSON COUNTY, TN

Quitclaim ~~WARRANTY~~ DEED

FROM

Greg Hardeman

TO

American Realty, Inc.

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217