File Box 3

FORM No. WD-1

BOOK 6538 PAGE 636

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION XXXXXXXXXXXXXX XXXXXXXXXXXXX FOR THIS TRANSFER IS $ -0-

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-[illegible]

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Southern Ventures Corp. (NAME)	Old Hickory Employees Credit Union (NAME)	MAP 96-11A
5176 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	1000 Industrial Road (STREET ADDRESS)	PARCEL 1
Old Hickory, TN 37138 (CITY) (STATE) (P.O. ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	3DZ-62240

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, Ronald G. Grizzard and wife Debra V. Grizzard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Southern Ventures Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX all their right, title and interest in and to that certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows: to wit:

BEING Unit A-1, Hickory Place Condominiums, of record in Master Deed of record in Book 6472, page 435, and referred to as Exhibit "A" found at page 454, said Book and re-recorded in Book 6476, page 663 and referred to as Exhibit "A" found at page 682, said re-recorded Book. Unit A-1 being part of the Unit Plan for Phase I, Section I, Hickory Place Condominiums, of record in Plat Book 6250, page 228; all references of record in the Register of Deeds Office for Davidson County, Tennessee.

BEING the same property conveyed to Ronald G. Grizzard and wife Debra V. Grizzard by deed from Frank C. Batson and wife Judy W. Batson, of record in Book 6504, page 491, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6472, page 435 and re-recorded in Book 6476, page 663, Register's Office said County.

THIS conveyance is subject to a Deed of Trust executed by Ronald G. Grizzard and wife Debra V. Grizzard to D.J. Brewer, Trustee for Old Hickory Employees Credit Union, dated February 19, 1985, with a present unpaid principal balance of approximately $40,009.00, of record in Book 6504, page 494 and re-recorded in Book 6509, page 525, which the Grantees herein hereby assume and agree to pay.

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

This is unimproved ( ) This is improved (X) property, known as 440 Stewarts Ferry Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX hand and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 19th day of March, 19 85

Debra V. Grizzard

Ronald G. Grizzard

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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 Ronald G. Grizzard and wife Debra V. Grizzard

the bargainor S, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of March, 1985.

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 by

My commission expires

Notary Public

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Quitclaim
WARRANTY DEED

FROM

Ronald G. Grizzard
Debra V. Grizzard

TO

Southern Ventures Corporation

IDENTIF. REFERENCE

APR 23 8 11 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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