FILE BOX 45

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1.00

James A Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF September, 1985

Phil Convict
Notary Public

MY COMMISSION EXPIRES: 04-20-86

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas R. Berry (NAME)	First Investment Company (NAME)	4D-6597
P. O. Box 976 (STREET ADDRESS OR ROUTE NUMBER)	4300 East Broad, P. O. Box 749 (STREET ADDRESS)	MAP 86-16
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	PARCEL 13

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, Howard L. Caughron and wife, Marguerite Caughron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas R. Berry

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

BEING Lot No. 70 on the Plan of Hermitage Woods, Section 3, revision to Reserve Parcel 13, of record in Book 5190, Page 769, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Howard L. Caughron by deed from William David Bartholomew and wife Caroline Bartholomew, of record in Book 6506, Page 683, Register's Office for said County.

Marguerite Caughron, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

This conveyance is subject to a Deed of Trust executed by William David Bartholomew and wife Caroline Bartholomew, to Douglas R. Berry, Trustee, for First Investment Company, dated August 17, 1984, and filed for record in Book 6364, Page 856, Register's Office for said County, with an unpaid principal amount of approximately $61,794.42, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

The grantors convey and quitclaim all their right, title, and interest in and to a said certain tract or parcel of land above described, to said grantee.

This is unimproved ( ) improved (XX) property, known as 1322-1324 Tulip Grove Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

~~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 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. We covenant to warrant and forever defend the title to said land 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 our hand(s) this 24th day of September, 1985

Marguerite Caughron

Howard L. Caughron

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard L. Caughron and wife, Marguerite Caughron

the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of September 19 85

Commission expires 5-13-89

James A Tillerich
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 (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ 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

40002

IDENTIFICATION REFERENCE

SEP 27 3 54 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

~~Howard L. Caughron~~
Marguerite Caughron

TO

Douglas R. Berry

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217