# FILE BOX 45

QUITCLAIM DEED

BOOK 6667 PAGE 356

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

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 04-20-88

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

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

| NAME / ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jere L. Francis (NAME) | First Investment Company (NAME) | MAP 87-9 |
| Box 58, Hemlock Road (STREET ADDRESS OR ROUTE NUMBER) | 4300 East Broad, P.O. Box 749 (STREET ADDRESS) | PARCEL 24 |
| Roxbury, CT 06783 (CITY) (STATE) (P.O. ZIP) | Columbus, Ohio 43216 (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, Howard L. Caughron and wife, Marguerite Caughron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jere L. Francis

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. 221 on the plan of Valley Grove Subdivision, Section 9, as of record in Plat Book 5200, Page 605, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Howard L. Caughron by deed from Jere L. Francis, of record in Book 6500, Page 145, 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 Jere L. Francis, to Douglas R. Barry, Trustee, for First Investment Company, dated September 14, 1984, and filed for record in Book 6387, Page 430, Register's Office for said County, with a present unpaid balance of $63,051.21, 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.

unimproved ( ) property, known as 1105-1107 Forest Ridge, Hermitage, TN 37076
improved (X) (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 heir and assigns, forever.~~ And we covenant with the said GRANTEES that we are lawfully seized and possessed of said land; that we have a good right to convey it and that the same is unencumbered except as mentioned herein; and we covenant and bind ourselves, our heirs and representatives to warrant and forever defend the said land to the said GRANTEES, their 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 our hand s this 24th day of September, 1985

Marguerite Caughron

Howard L. Caughron

BOOK 6667 PAGE 357

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 ~~Howard L. Caughron and wife, Marguerite Caughron~~

(or proved to me on the basis of satisfactory evidence) 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 24th day of September 1985

Commission expires 5-13-89

James A Tidwell
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 (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 _____

(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

~~Howard L. Caughron~~
Marguerite Caughron

TO

Jere L. Francis

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

40022

IDENTIFICATION REFERENCE

SEP 27 4 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN