PREPARED BY:
Fred E. Cowden, Jr.
323 Union Street
Nashville, TN 37201
615/255-7496

# QUITCLAIM DEED

BOOK 6712 PAGE 900

| New Owner: | Send Tax Bills To: | Map and Parcel No.: |
|---|---|---|
| Louis N. Farringer, et ux<br>2807 22nd Avenue, South<br>Nashville, TN 37215 | SECURITY FEDERAL SAVINGS AND LOAN<br>P. O. BOX 150809<br>NASHVILLE, TN 37215 | Map 117-2<br>Parcel 186<br>7DA-21980 |

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy by the entirety, we, Frances T. Farringer and Verna T. McPeak, by these presents do hereby quitclaim and convey unto Fred E. Cowden, Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 28 and the northerly 35 feet of Lot No. 29 of Block No. 3, Hillsboro Highlands Subdivision, as of record in Book 843, page 23, Register's Office for said County, described as follows:

Beginning on the westerly margin of 22nd Avenue South, at the southeast corner of the property conveyed to Joseph Neely Cook and wife, by deed from Lehman N. Black and wife, of record in Book 1815, page 603, said Register's Office, being 3 feet south of the corner of Lots Nos. 27 and 28; thence with Cook's southerly line, westwardly 165 feet, more or less, to the common corner of Lots Nos. 17, 18, 27 and 28; thence with the easterly line of Lots Nos. 17 and 16, southwardly 100 feet, more or less, to the northwest corner of the property conveyed to Carrie E. Hollandsworth by deed from Oscar Bainbridge and wife, of record in Book 1046, page 555, said Register's Office; thence with Hollandsworth's northerly line, eastwardly 165 feet to the westerly margin of 22nd Avenue South; thence with same, northwardly 97 feet, more or less, to the beginning.

Being the same property conveyed to Frances T. Farringer and Verna T. McPeak by deed of record in Book 4799, page 832, Register's Office for Davidson County, Tennessee.

This is improved property known as 2807 22nd Avenue, South, Nashville, TN 37215.

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

And now, I, the said Fred E. Cowden, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Louis N. Farringer and wife, Frances T. Farringer, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 4th day of November, 1985.

54257

IDENTIFICATION REFERENCE

Nov 20 9 11 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Frances T. Farringer
Frances T. Farringer

Verna T. McPeak
Verna T. McPeak

Fred E. Cowden, Jr., Trustee
Fred E. Cowden, Jr., Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frances T. Farringer and Verna T. McPeak, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of November, 1985.

Bobbie S. Kendall
Notary Public
My Commission expires: 5-13-89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred E. Cowden, Jr., Trustee, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of November, 1985.

Lois H. Moore
Notary Public
My Commission expires: 1-18-89

STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,000.

Jean Qualls
Affiant

Sworn to and subscribed before me this 14th day of November, 1985.

Bobbie S. Kendall
Notary Public
My Commission expires: 5-13-89

# OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6712 PAGE 902

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 35000.00- CAMT.<br>91.00 CSTAX<br>.50 PRFEE<br>6.00 MDEED<br>CHECK 97.50-<br>8192A11/20/85 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54257.

IDENTIFICATION REFERENCE

Nov 20 9 11 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 193362