FROM John H. Simpkins

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TO Steve Simpkins

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Simpkins (NAME)	Loan Guaranty Officer (264) (NAME)	94-8-25
1805 Dahlia Dr. (STREET ADDRESS OR ROUTE NUMBER)	VA Regional Office (STREET ADDRESS)	
Nashville, TN. 37210 (CITY) (STATE) (P. O. ZIP)	110 9th AVE. South, Nashville, TN. (CITY) (STATE) (ZIP) 37203	

THIS INSTRUMENT WAS PREPARED BY

Title Escrow, Inc.
311 Plus Park Blvd.
Nashville, Tn. 37217

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 5.00 X Joseph O. Hutchinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 1985

Jerry T. Christian
Notary Public

MY COMMISSION EXPIRES: 1/19/86

(AFFIX SEAL)

I hereby quitclaim to Steve Simpkins

all my interest in the following land: Located in Nashville, County of Davidson, and STATE of TENNESSEE, to wit: Land in Davidson County, Tennessee, being LOT No.19 on the plan of Dahlia Gardens, Section 2, as of record in book 2900, page 82 said Register's Office. Said Lot No. 19 fronts 93.7 feet on the southerly side of Dahlia Drive and extends back 212.4 feet on the easterly line and 212.2 feet on the westerly line to a dead line measuring 101 feet thereon.

Being the same property conveyed to STEVE SIMPKINS and JOHN H. SIMPKINS by Special Warranty Deed from the Administrator of Veterans Atfairs dated, 4/3/84, of record in Book 6262, Page 817, R.O.D.C.

7059

IDENTIFICATION REFERENCE

JAN 22 10 36 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

RUSH

This is (X) unimproved ( ) property, known as 1805 Dahlia Dr. (House Number) (Street) Nashville, TN. 37210 (P. O. Address) (City or Town) (Postal Zip)

And now we, I, JOHN H. SIMPKINS for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto STEVE SIMPKINS, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, the said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness My hand this 13th day of April, 1985

John H. Simpkins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN H. SIMPKINS

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 13th day of APRIL 19 85

Commission expires 1/19/86

Jerry F. Christian
Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

FROM

TO

title escrow, inc.

218 fortune building I
311 plus park boulevard

nashville, tennessee 37217
telephone 615-361-6679