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# QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:

Claude P. Grant
3875 Crouch Drive
Nashville, TN 37207

SEND TAX BILLS TO:

SAME

MAP-PARCEL NOS
059-10-239

Mail

FOR AND IN CONSIDERATION OF FIVE THOUSAND Dollars ($5,000.00), cash in hand paid, the receipt of which is hereby acknowledged , WANDA J. GRANT, by these presents do hereby quitclaim and convey unto CLAUDE P. GRANT, successors and assignes, all her right, title and interest in and to the following described tract of land:

BEING Lot No. 588, on the Plan of Haynes Manor, Section 5, as of record in Book 4460, Page 35, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the following:
1. 1980 Metro Nashville Taxes.
2. Restrictions of record in Book 4549, Pag 992, and amended in Book 4650, Page 232, Register's Office of Davidson County, Tennessee.
3. 10 foot public utility and drainage easement along the westerly lot line as shown on the servey by John Kohl dated February 7, 1977, same as shown on recorded plat.
4. 30 foot minimum building setback line as of record in Book 4460, Page 35, Register's Office, Davidson County, Tennessee.

The hoders of the indebtedness described herein shall have the option at any time to require Grantors to pay to the Hoders of the indebtedness in addition to and concurrent to the monthly installment of principal and interest and escrow for taxes and hazard insurance, a sum equal to one-twelth of the annual flood insurance premium in the event the Holder of the indebtedness requires flood insurance and same is available under the National Flood Insurance Act of 1968 or subsequent similar legislature; said sum to be held in escrow without liability on the part of used in payment of said insurance when due and payable. If the amount so held shall at any time be insufficient to pay said insurance premium when due and payable, the Grantors shall promptly deposit the entire amount of said deficit.

This is improved property known as 3875 Crouch Drive, Nashville, tennessee, 37207.

Said property is conveyed subject to any indebtedness, limitations, restrictions and encumbrances against such real property, which Claude P. Grant assumes or agrees to pay.

WITNESS our hand on this the 2nd day of June, 1986.

BY: Wanda J. Grant
WANDA J. GRANT

SWORN TO AND SUBSCRIBED BEFORE ME
this 2nd day of June, 1986.

NOTARY

My Commission Expires: 7-18-87

JUN 2 4 11 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0.6.4 2 5

THIS INSTRUMENT WAS PREPARED BY G. WAYNE DAVIS, ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ [redacted]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 2nd DAY OF June 1986

Deputy Register

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 500[illegible].00- CAMT. | |
| | | | 13.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 19.50- |
| | | | 0594406/02/86 TAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 4 2 5

IDENTIFICATION REFERENCE

JUN 2 4 11 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 254276