This instrument prepared by:
Leon Sharber, Attorney
1161 Murfreesboro Road
Suite 505
Nashville, TN 37217

MAP 92-16
PARCEL 166

Address of new owner:
Leo Santoro
1816 Broadway
Nashville, TN 37203

send tax bills to
same

QUICLAIM DEED

BOOK 6892 PAGE 816

FOR AND IN CONSIDERATION of Ten dollars, cash in hand paid, the receipt of which is hereby acknowledged, we **DOUGLAS JONES AND WIFE, KELLY JONES,** hereinafter referred to as Grantor, by these presents do hereby quitclaim and convey unto **LEO SANTORO AND WIFE, JOAN M. SANTORO,** hereinafter referred to as grantee, their successors and assigns, all of our right, title, and interest in and to the following described tract of land:

> **LAND** in Davidson County, Tennessee, being part of Lot No. 139 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, and described according to a survey made for A. S. Weinbaum, by John Wilkes, Civil Engineer, on January 13, 1933, as follows: **BEGINNING** at the northeast corner of Broad Street and 19th Avenue South, formerly Douglas Avenue; thence northwardly with the easterly margin of 19th Avenue South, 184 feet to the southerly margin of an 11.5 foot alley; thence eastwardly with same, 48 feet to the northwest corner of the Susan P. Hunter lot; thence southwardly with her westerly line, 169 feet to the northerly margin of Broad Street; thence with the margin of said street, westwardly 50.5 feet to the beginning.

BEING the same property conveyed to Leo Santoro and wife, Joan M. Santoro, and Douglas Jones and wife, Kelly Jones by deed from Robert Baldwin and wife, Sheila P. Baldwin, filed of record in Book 6714, Page 383, Register's Office for Davidson County, Tennessee.

The acceptance of this deed by delivery to grantee by Leon Sharber, Attorney, shall confirm that it is understood and agreed between grantor and grantee that grantee shall be solely responsible for the monthly payments and the entire unpaid balance owing on a note payable to Security Federal Savings & Loan Association of Nashville and that grantee will hold grantor harmless from any damages grantor might incur as a result of grantee's failure to pay same. The aforementioned note is secured by a Deed of Trust of record in Book 6838, Page 12, Register's Office for Davidson County, Tennessee.

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

Witness our hands this 1st day of June, 1986.

Douglas Jones
DOUGLAS JONES, GRANTOR

Kelly Jones
KELLY JONES, GRANTOR

accepted by:

Leo Santoro
LEO SANTORO, GRANTEE

Joan M. Santoro
JOAN M. SANTORO, GRANTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Leon Sharber, a Notary Public in and for said County and State, Douglas Jones and wife, Kelly Jones the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes tnerein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 1986.

Leon Sharber Notary Public

Commission expires 2-27-89

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Leon Sharber, a Notary Public in and for said County and State, Leo Santoro and wife, Joan M. Santoro the within named bargainors, 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 1st day of June, 1986.

Leon Sharber Notary Public

Commission expires 2-27-89

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $10.00
Subscribed and sworn to before me, this the 1st day of June, 1986.

Leo Santoro
Affiant

My commission expires: 2-27-89
(Affix Seal)

Leon Sharber
Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENN.

12504

IDENTIFICATION REFERENCE

JUN 20 8 33 AM '86

FELIX Z. MILLER REGISTER
DAVIDSON COUNTY, TN