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QUITCLAIM DEED

FORM NO. WD-1

50202

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

David D. Penney III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 19 86

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

IDENTIFICATION REFERENCE

OCT 7 10 52 AM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sunbelt Real Estate Investments (NAME)	Collateral Investment (NAME)	44-5-179
1108 A Forrest Avenue (STREET ADDRESS OR ROUTE NUMBER)	2100 First Avenue North (STREET ADDRESS)	4D-36395
Nashville, TN 37206 (CITY) (STATE) (P.O.ZIP)	Birmingham, AL 35203 (CITY) (STATE) (ZIP)	

FOR AND IN 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~~ I, Harold R. Leach and wife, Estelle K. Leach

Quitclaimed my ½ undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sunbelt Real Estate Investments, Inc.

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 the northwesterly 45 feet of Lot No. 15 on the Plan of Hadley Subdivison, of record in Book 547, page 125, Register's Office for Davidson County, Tennessee.

SAID northwesterly 45 feet of Lot No. 15 fronts 45 feet on the westerly margin of Rayon Drive, formerly Robinson Avenue, and extends back between parallel lines, 141 feet to an alley.

BEING the same property conveyed to Harold R. Leach by deed from Bernice H. Robingson and husband, Eddie Robinson, of record in Book 6631, page 758, as re-recorded in Book 6682, page 63, Register's Office for Davidson County, Tennessee. The said Harold R. Leach conveyed a one-half (½) undivided interest to Sunbelt Real Estate Investments, Inc. by deed of record in Book 6811, page 148, said Register's Office.

This property is conveyed subject to limitations, restrictions, and encumbrances as may affect said premises.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume, to the extent same is assumable, the unpaid balance of a first mortgage Deed of Trust to Collateral Investment Corporation of record in Book 5038, page 422, said Register's Office, and also that the escrow account in connection with aforesaid first mortgage Deed of Trust is hereby transferred to the said Grantee.

Estelle K. Leach, wife of Harold R. Leach, joins in this instrument to convey any marital interest she have in subject property.

unimproved ( )
This is improved (X) property, know as 418 Rayon Drive, Old Hickory, TN 37138
(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 GRANTEES, their heirs and assigns forever. And the GRANTORS, for themselves and their heirs, executors and administrators, do covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, unless otherwise herein stated. And they do further covenant and bind themselves, their heirs, executors and administrators to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.~~

Witness my hand this 23rd day of September, 19 86

Harold R. Leach

Estelle K. Leach by Harold R. Leach

Harold R. Leach BY: Harold R. Leach, Attorney-in-Fact

This instrument is executed on behalf of Estelle K. Leach by Harold R. Leach, as her Attorney-in-Fact pursuant to a Power of Attorney which is being place of record with this instrument.

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 Harold R. Leach

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 23rd day of September, 19 86.

Commission expires 11-12-89

Notary Public

* or proved to me on the basis of satisfactory evidence.

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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Harold R. Leach

TO
Sunbelt Real Estate Investments

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

kcd

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 Harold R. Leach, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Estelle K. Leach as her Attorney-in-Fact as the free act and deed of the within named Estelle K. Leach.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 1986.

Notary Public

My Commission Expires: 11-12-89