This Instrument prepared by: Pete Knestrick, 7462 Cabot Dr, Nash. Tn 37209

QUITCLAIM DEED AND ASSIGNMENT OF
STATUTORY RIGHT OF REDEMPTION

FROM: Ron C. Wilkerson and wife, Cheryl A. Wilkerson BOOK 7011 PAGE 578

TO: Southeast Mortgage & Trust Co. Inc., Trustee

NEW OWNER: SEND TAX BILL TO: SAME

Southeast Mortg & Trust Co. Inc., Trustee
2120 Crestmoor Rd Suite 107
Nashville, Tennessee 37215
(615) 292-7667

MAP & PARCEL NO.

Map 82-8
Parcel 104

FOR AND IN CONSIDERATION of the sum of one dollar we, Ron C. Wilkerson, and wife Cheryl A. Wilkerson by these presents do hereby quitclaim and convey unto Southeast Mortgage and Trust Company, Inc. Trustee for the 928 McFerrin Trust, his successors and assigns, all of our right, title, and interest, and specifically our right to redeem pursuant to T.C.A. § 66-8-101, et seq., together with and all rents due us as provided in said statute, the following described tract or parcel of land, to-wit:

A lot or parcel of land in the 27th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by Blanchard & Parrish, Surveyor, June 24, 1936, as follows:

Beginning on the westerly margin of McFerrin Avenue at a point 100 feet north of the northerly margin of West Eastland Avenue, formerly Clevveland Street, or Chicamauga Avenue, said point being the northeast corner of Lot No. 1 on the Map of the Subdivision of the south portion of the Richmond property as of record in Book 974, page 19, Register's Office for said County; thence with the northerly line of Lots Nos. 1 and 3 westwardly 203 feet to the easterly line of Lot No. 4, on said plan; thence with said line northwardly 30 feet to the northeast corner of said Lot No. 4; thence with the northerly line of said Lot No. 4, westwardly 2 feet; thence northwardly and parallel with the westerly margin of McFerrin Avenue 70 feet; thence eastwardly and parallel with the northerly line of Lots Nos. 1 and 3, 205 feet to the westerly margin of McFerrin Avenue; southwardly 100 feet to the beginning.

Being the same property conveyed to Ron C. Wilkerson and wife, Cheryl A. Wilkerson by deed of record in Book 6632, Page 961, Register's Office for Davidson County, Tennessee.

Ron C. Wilkerson executed this instrument for wife, Cheryl A. Wilkerson pursuant to a Power of Attorney of record in Book 6632, Page 959, Register's Office for Davidson County, Tennessee.

This is improved property known as 928 McFerrin Ave, Nash. Tn 37206.

FULL power and authority is granted to said trustee, with respect to the said premises or any part of it. At any time or times, to subdivide said premises or any part thereof. To dedicate streets or highways. To contract to sell, to grant options to purchases, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof upon any terms and for any period or periods of time. To renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time hereafter. To partition or to exchange said property or any part thereof, for other real or personal property. To grant easements of any kind. To deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same whether similar to or different from the ways above specified, at any time or times hereafter.

IN NO CASE shall any party dealing with said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument,

(a) that at the time of delivery thereof, the trust created by this deed and by said trust agreement was in full force and effect. BOOK 7011 PAGE 579

(b) that such conveyance or other instrument was executed in accordance with the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and

(c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

THE INTEREST of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the grantors have hereunto set their hand and seal this 8th day of October, 1986.

Ron C. Wilkerson

Ron C. Wilkerson

Cheryl A. Wilkerson

Cheryl A. Wilkerson by Ron C. Wilkerson
(Attorney in Fact)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ron C. Wilkerson and wife, Cheryl A. Wilkerson 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 8th day of October, 1986.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission expires: My Commission Expires July 17, 1988

53630

IDENTIFICATION REFERENCE

Oct 16 1 50 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER,~~ FOR THIS TRANSFER IS
$ 100

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 16th DAY OF Oct. 1986

Deputy Register