PREPARED BY:
STEITENBERG & WESTBROOK
ATTORNEYS AT LAW
2002 BELL TOWER DRIVE
NASHVILLE, TENN. 37215

QUITCLAIM DEED

BOOK 7233 PAGE 880

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Curtis A. Austin, et ux	Leader Federal Mortgage, Inc.	MAP 131-1
(NAME)	(NAME)	
2323 Castleman Drive	P. O. Box 275	parcel #86
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Memphis, TN 38101-0275	7DA-44395
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Curtis A. Austin and Rita C. Simmons, by these presents do hereby quitclaim and convey unto Curtis A. Austin and Rita Simmons Austin, their successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being part of Lot No. 10 on the Plan of Russwood Heights, of record in Book 2133, page 12, said Register's Office, to which reference is hereby made for a description of the entire lot, the portion being conveyed herein is described below as follows, to-wit:

The portion of Lot 10 begins at the northwest corner of Lot 10 as shown on the plat at the corner of the herein described tract where it meets with Castleman Drive; thence with the original lot line along Castleman Drive 63.3 feet to a point; thence with the original lot line, in a general southerly direction 294 feet to a point on the original lot line; thence, leaving the original lot line South 78 deg. 27' 25" East 220.45 feet to a point in the original easterly lot line, thence in a generally northerly direction with the original lot line 254.89 feet, more or less, to a point, being the point of beginning.

Being the same property conveyed to Curtis A. Austin and Rita C. Simmons, both unmarried, by deed from James Franklin Solomon and Terri J. Shotwell, heirs at law of Elmer E. Solomon and Thelma T. Solomon of record in Book 6813, page 718, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 8th day of April, 1987.

Affiant

My commission expires: 9-9-89

(Affix Seal)

Notary Public

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

Witness our hand s this 8th day of April, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Curtis A. Austin

Rita C. Simmons

25051

IDENTIFICATION REFERENCE

MAY 12 1 17 PM '87

FELIX Z. HAILEY, REGISTER
DAVIDSON COUNTY, TN

BOOK 7233 PAGE 861

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Curtis Austin and Rita C. Simmons

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 8th day of April, 1987.

Notary Public

Commission expires 9.29.89

*(or proved to me on the basis of satisfactory evidence)

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____ _____the within named bargainor, a corporation, and that ___he as such _____,being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____day of _____, 19___.

_____Notary Public

Commission expires_____

QUIT CLAIM DEED

AND

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627