Bet 36

Ortale, Kelley, Herbert & Crawford

QUITCLAIM DEED

3874U

BOOK 7274 PAGE 928

Ortale, Kelley, Herbert & Crawford
300 Fourth Avenue North
Nashville, TN 37219-2196

Map-Parcel No.:	*Name and Address of New Owner:*	*Send Tax Bills To:*
87-7A-28	Kevin A. Smith and	Nationwide Lending Group, Inc.
Field Book No:	Cindy L. Couch	P. O. Box 3249
	1212 Jackson's View Road	Augusta, GA 30904
	Hermitage, TN 37076	

IDENTIFICATION REFERENCE

JUN 22 2 21 PM '87

DAVIDSON COUNTY, TN

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged,

KEVIN A. SMITH, unmarried

Grantor(s) by these presents, quitclaims, grants and conveys unto

KEVIN A. SMITH AND CINDY L. COUCH, as Joint tenants with the right of survivorship, the entire fee to vest in the survivor at the death of either,

Grantee(s) his heirs, successors and assigns, all interest in and to the following tract of land in

Davidson County, Tennessee, State of Tennessee, to-wit:

Being Lot No. 28 on the Plan of Bret Ridge Subdivision, as of record in Book 6900, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin A. Smith by deed from Gemcraft Homes (Tennessee) Inc., as of record in Book 7222, page 481, Register's Office for said County.

This conveyance is made subject to the following:

1. Electrical Permit Agreement with the Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 5625, page 287, Register's Office for Davidson County.
2. Sewer easement granted to the First Suburban Water Utility District as of record in Book 5649, page 458, Register's Office.
3. Declaration of covenants, conditions, liens, easement and restrictions, including but not limited to easements, assessments and special assessments, charges and liens contained in instrument of record in Book 7030, page 527, amended in Book 7047, page 171, and the By-Laws for Bret Ridge Homeowners Association, Inc., as of record in Book 7030, page 542, said Register's Office.
4. The recorded plan of record in Book 6900, page 121, shows Owner's Certificate, certain notes, various minimum building setback lines from common areas and easements being part of a planned unit development.
5. Rights of others in and to the common elements of Bret Ridge Subdivision.
6. Surveyor's inspection report refers to an apparent encroachment of a fence from Lot No. 1 on Jackson's Retreat upon the subject property.
7. Subject to the lien for any unpaid assessments and/or special assessments affecting Bret Ridge Subdivision.

This instrument prepared by Douglas A. Brace, Attorney, 200 Fourth Avenue, North, Nashville, Tennessee, upon information furnished by the parties hereto.

Whenever used, the singular number shall include the plural, the plural-the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this the 16 day of June, 19 87.

Kevin A. Smith

Kevin A. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7274 PAGE 929

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Kevin A. Smith, unmarried the bargainor(s), 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, the 16 day of June, 19 87.

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

Mary Ann Selley
Notary Public

My commission expires: 3/11/90

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF June 19 87

MY COMMISSION EXPIRES 3/11/90 (AFFIX SEAL)

Mary Ann Selley
Notary Public

QUITCLAIM DEED

FROM
KEVIN A. SMITH

TO
KEVIN A. SMITH and
CINDY L. COUCH

Bk 36

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public