Prepared by Dewey Pedigo, Jr., Attorney, 301 Stahlman Building, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnnie S. Daniels, et ux (NAME:)	Meritor Mortgage Corp (NAME:)	Map 142-11
7450 George Gaines Road (STREET ADDRESS OR ROUTE NUMBER)	760 W. Sproul Road (STREET ADDRESS)	Par. 68
Nashville, Tennessee. 37221 (CITY) (P. O. ZONE) (STATE)	Springfield, PA 19064 (CITY) (ZONE) (STATE)	

QUITCLAIM DEED

WHEREAS, by deed of record in Book 5897, page 448, Register's Office for Davidson County, Tennessee, Fred M. Stevenhagen and wife, Susanne R. Stevenhagen conveyed to herein subject property to Doris M. Daniels, and

WHEREAS, by deed of record in Book 5941, page 732, Register's Office for Davidson County, Tennessee, Doris M. Daniels conveyed the herein subject property to George Margrave, Trustee, who in return conveyed the subject property back to Doris M. Daniels, and

WHEREAS, by deed of record in Book 6524, page 164, Register's Office for Davidson County, Tennessee, Johnnie S. Daniels conveyed the herein subject property to Hicks Properties, a partnership, and

WHEREAS, by deed of record in Book 7076, page 861, Register's Office for Davidson County, Tennessee, Doris M. Daniels conveyed the herein subject property to Robert E. L. Sutton, Trustee, who in return conveyed the subject property to Charles Galbreath and Doris M. Daniels, as tenants in common, and

WHEREAS, by deed of record in Book 7103, page 301, Register's Office for Davidson County, Tennessee, Mavis C. Daniels conveyed the herein subject property to Venus M. Niazi, and

WHEREAS, in a Deed of Trust of record in Book 6034, page 209, Register's Office for Davidson County, Tenessee, Bonnie Malvea and wife, Ronica Malvea were grantors in said Deed of Trust conveying the herein subject property, and

WHEREAS, by deed of record in Book 7150, page 65, Register's Office for Davidson County, Tennessee, Hicks Properties, a partnership conveyed the herein subject property to Johnnie S. Daniels.

NOW THEREFORE AND FOR THE MUTUAL CONSIDERATION of the parties herein to establish the true and correct ownership of the herein subject property (and no monetary consideration) and for the express purposes of making a re-conveyance to create an estate as tenants

by the entirety in Johnnie S. Daniels and wife, Doris M. Daniels.

We, Johnnie S. Daniels and wife, Doris M. Daniels, Hicks Properties, a partnership, Mavis C. Daniels unmarried, Venus M. Niazi, unmarried, Charles Galbreath, and Bonnie Malvea and wife, Ronica Malvea by these presents do hereby quitclaim and convey unto Dewey Pedigo, Jr., Trustee, his successors and assigns the following described tract or parcel of land, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Two, Valley West, of record in Book 3600, page 86, Register's Office for said County.
>
> Said Lot No. 1 fronts 134.0 feet on the southwesterly margin of Hicks Road and extends back 203.72 feet on the northwesterly line and 249.00 feet on the southeasterly line to a dead line in the rear, measuring 63.01 feet thereon.
>
> Also conveyed herein is an easement for soil absorption purposes in favor of subject property as granted by Fred M. Stevenhagen and wife, Susanne R. Stevenhagen by instrument of record in Book 5882, page 791, re-recorded in Book 5884, page 743, and again re-recorded in Book 5890, page 374, said Register's Office.

This is improved property known as 195 Hicks Road, Nashville, Tennessee. 37221.

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

Subject premises is not the usual place of residence of Charles Galbreath.

And now, I, the said Dewey Pedigo, Jr., Trustee for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Johnnie S. Daniels and wife, Doris M. Daniels, as tenants by the entirety, their heirs and assigns, the same property herein described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 9th day of June, 1987.

HICKS PROPERTIES, A PARTNERSHIP

BY: Johnnie S. Daniels
JOHNNIE S. DANIELS, PARTNER

BY: Bonnie Malvea
BONNIE MALVEA, PARTNER

Johnnie S. Daniels
JOHNNIE S. DANIELS

Doris M. Daniels
DORIS M. DANIELS

Mavis C. Daniels
MAVIS C. DANIELS

V. M. Niazi
VENUS M. NIAZI

Charles Galbreath
CHARLES GALBREATH

Dewey Pedigo Jr. Trustee
DEWEY PEDIGO, JR. TRUSTEE

Bonnie Melvea
BONNIE MELVEA

Ronica Melvea
RONICA MELVEA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named Johnnie S. Daniels and Doris M. Daniels the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 1987.

[signature]
Notary Public

Commission Expires 5-9-1991

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named Bonnie Melvea and Ronica Melvea the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledges that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 1987.

[signature]
Notary Public

Commission Expires 5-9-1991

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named Venus M. Niazi the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledges that she executed the within instrument for the purpose

therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 1987.

Notary Public

Commission Expires 5-8-1991

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Johnnie A Andrews Baker a Notary Public in and for said County and State, the within named Charles Galbreath the bargainor 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 for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 1987.

Johnnie A Andrews Baker
Notary Public

Commission Expires 3/11/90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Johnnie A Andrews Baker a Notary Public in and for said County and State, the within named Dewey Pedigo, Jr., Trustee the bargainor 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 for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 1987.

Johnnie A Andrews Baker
Notary Public

Commission Expires 3/11/90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County aforesaid, personally appeared Johnnie S. Daniels, a Partner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a partner of Hicks Properties, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as a partner.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 1987.

Notary Public

Commission Expires 5-8-1991

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the said State and County aforesaid, personally appeared Bonnie Melvan, a partner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Hicks Properties the within named bargainor, a partnership and that the as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 1987.

_____
Notary Public

Commission Expire 5-8-1991

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ None .

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF June, 1987.

_____
NOTARY PUBLIC

COMMISSION EXPIRES 3/11/90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Mavis C. Daniels the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledges that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 1987.

_____
Notary Public

Commission Expires 5-8-1991

40012

IDENTIFICATION REFERENCE

JUN 25 3 13 PM 1987