BOOK 7362 PAGE 116

File Box 42

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
Jerrell W. Shelton 515 Armistead Place Nashville, TN 37215	Security Federal Savings and Loan Association of Nashville 501 Union Street Nashville, TN 37219	Map 116-16-B Parcel No. 36

FOR NO MONETARY CONSIDERATION, but in accordance with an agreement between the parties of even date herewith, BILL FRED COOK and wife, ELAINE P. COOK, hereinafter referred to as "Grantors", have bargained and sold, and do hereby transfer and convey unto JERRELL W. SHELTON, a single person, hereinafter referred to as "Grantee," his heirs and assigns forever, all of Grantors' right, title, and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described as follows:

> BEING Lot No. 36 on the Plan of The Iroquois of Nashville, of record in Book 6250, Pages 636-637, as revised in Book 6250, Pages 723-724, and in Book 6900, Pages 61-62, all in the Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Bill Fred Cook and wife, Elaine P. Cook, by deed from Iroquois Associates, of record in Book 7024, Page 492, said Register's Office.

This is unimproved real property.

This property is conveyed subject to taxes, restrictions, and encumbrances as may affect the same, whether of record or not, including, but not limited to (i) 1987 Metropolitan Nashville and Davidson County real property taxes, a lien, but not presently due and payable, which have not been prorated between the parties, but have been assumed by Grantee, (ii) an

indebtedness of Grantors to Security Federal Savings and Loan Association of Nashville assumed by Grantee, which indebtedness is secured by a Deed of Trust from Grantors to Everett A. Covington, Jr., as of record in Book 7024, Page 495, Register's Office for Davidson County, Tennessee, (iii) limitations and conditions imposed by the Horizontal Property Act as set out in Tennessee Code Annotated Sections 66-27-101, et seq., (iv) set-back lines, easements and limitations as shown in Book 6250, Pages 636-637, as revised in Pages 723-724, and in Book 6900, Pages 61-62, said Register's Office, (v) Declaration of Covenants, Conditions and Restrictions, of record in Book 6684, Page 243, as amended in Book 6820, Page 732, said Register's Office, (vi) By-laws for the Iroquois Homeowners Association, of record in Book 6684, Page 267, said Register's Office, and (vii) Storm Water Detention Agreement, between Iroquois Associates and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6400, Page 650, said Register's Office.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on this the 14th day of October, 1987.

Bill Fred Cook
BILL FRED COOK

Elaine P. Cook
ELAINE P. COOK

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $0.00.

Jonell W. Shelton
AFFIANT

SUBSCRIBED and sworn to before me this 14th day of October, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF [illegible]

PERSONALLY APPEARED BEFORE ME, [illegible], a Notary Public for the State and County aforesaid, the within named BILL FRED COOK and wife, ELAINE P. COOK, 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 purposes therein contained.

WITNESS MY HAND and official seal at [illegible], [illegible], this 14th day of September, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
[illegible]

68508

IDENTIFICATION REFERENCE

SEP 25 9 33 AM '87

DAVIDSON COUNTY, TN