FILE BOX 61

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PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496
Box 21

8474 10/19 0101 03CHECK 461.90

TRUSTEE'S QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Terry E. Smith 7929 Ridgewood Rd. Goodlettsville TN. 37072	Terry E. Smith 7929 Ridgewood Rd. Goodlettsville TN. 37072	Map 104-13A Parcel 11

WHEREAS, on the 26th day of September, 1986, SANDRA K. SMITH, et al, conveyed the property herein described to Hunter Short, Trustee, in an instrument of record in Book 6995, Page 193, Register's Office for Davidson County, Tennessee, to secure a note in the amount of One Hundred Thirty-One Thousand Three Hundred Fifty Dollars ($131,350.00), payable to JEAN M. BANNER, and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Installment Deed, and JEAN M. BANNER, the lawful owners and holders of said note having requested Hunter Short, Trustee, to sell said property in satisfaction of said indebtedness; and

WHEREAS, the said Hunter Short, Trustee, did advertise, in accordance with the provisions of said Installment Deed to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee, on September 2, 1988, at 12:00 noon central daylight time; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said Hunter Short, Trustee, offered the property herein described for sale at public outcry and sold said property to TERRY E. SMITH, for the sum of One Hundred Thirty-Eight Thousand Twenty-Two Dollars and Thirty-Four Cents ($138,022.34), which amount was the highest, best, and last bid received;

NOW, THEREFORE, in consideration of the sum of One Hundred Thirty-Eight Thousand Twenty-Two Dollars and Thirty-Four Cents ($138,022.34), cash in hand paid, the receipt of which is hereby acknowledged, I, Hunter Short, Trustee, do hereby bargain, sell and quitclaim, and by these presents do hereby transfer and convey unto the said TERRY E. SMITH (hereinafter referred to as "Grantee"), his successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Building Site No. 11 on the Plan of Richmeade Place, Section I, as of record in Book 4860, Page 44, Register's Office for said County, reference to which Plat is hereby made for a more

complete and accurate description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to Sandra K. Smith, et al, by deed of record in Book 6995, Page 193, Register's Office for Davidson County, Tennnessee.

Declaration of convenants, conditions and restrictions of record in Book 4941, Page 637, said Register's Office; and lien for initial, annual and special assessments for improvements, operation and maintenance, of the common area as set forth in Article No. 4 of the Declaration of Covenants, Conditions and Restrictions of record in Book 4941, Page 637, said Register's Office. Recorded plan shows certain easements, setback lines, and roadways and common areas.

This is improved property known as #10 Richmeade Place, 401 Bowling Avenue, Nashville, Tennessee, 37203.

To have and to hold said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, but subject to any and all unpaid taxes.

And I do further transfer, assign and convey unto the said Grantees all the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it I can or should do, but I convey, assign and transfer as Trustee and not any further or otherwise.

WITNESS my hand this 2nd day of September, 1988.

Hunter Short, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Hunter Short, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of September, 1988.

Notary Public
My commission expires: 4-11-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is ($138,022.34). This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 2nd day of September, 1988.

Notary Public
My commission expires: 9-11-90

7.7.499

IDENTIFICATION

Oct 19 1 13 PM '88

FILED & RECORDED
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 138022.34
CON TX 455.40
PRFEE 0.50
WDEED 6.00
TOTAL 461.90
CHECK 461.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.499. IDENTIFICATION REFERENCE

Oct 19 1 13 PM '88 FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN 10/19/88 01 13:14 0001 8474

No. 145244