This Form furnished by Attorneys Title Company, Inc.

FROM
Thomas C. Fussell

BOOK 7686 PAGE 395

TO Kevin V. Janiga

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin V. Janiga (NAME)	Biltomore Mortgage Company (NAME)	MAP 128-14
346 Cross Timbers Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 20127 (STREET ADDRESS)	PARCEL 89
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Raleigh, NC 27619 (CITY) (STATE) (ZIP)	FB#9D4977

THIS INSTRUMENT WAS PREPARED BY
David A. King, Esq.
Cornelius & Collins
P. O. Box 2808
Nashville, TN 37219
615/244-1440

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

— THE ACTUAL CONSIDERATION OR VALUE, WHICH, EVER IS GREATER, FOR THIS TRANSFER IS)

$4,369.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF October 1988.

Notary Public

MY COMMISSION EXPIRES: 5-9-92

(AFFIX SEAL)

I hereby quitclaim to Kevin V. Janiga

all my interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Section Two Harpeth Park, as of record in Plat Book 3700, page 58, Register's Office for said County, to which plan reference is made for a more complete description. Being the same property conveyed to Travelers Mortgage Services, Inc., through the Travelers Relocation Company Division, a New Jersey Corporation, by deed from H. R. Harley, Jr., unmarried, of record in Book 7520, page 414, said Register's Office.

This conveyance is made subject to: (1) Any unpaid real property taxes; (2) Restrictions of record in Book 3990, page 68; and (3) All matters appearing on the Plan of record in Plat Book 3700, page 58, said Register's Office.

Being the same property conveyed to Kevin V. Janiga and Thomas C. Fussell, both unmarried, by deed from Travelers Mortgage Services, Inc., through the Travelers Relocation Company Division, a New Jersey Corporation, of record in Book 7520, Page 418, said Register's Office, to which reference is made for a more complete description.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

This is unimproved ( ) improved (X) property, known as 346 Cross Timbers Drive, Nashville, TN 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

Witness my hand this 13th day of October, 1988

Thomas C. Fussell
Grantor

STATE OF TENNESSEE
Davidson County

BOOK 7686 PAGE 396

Personally appeared before me, Eleanor L. Ussery, a Notary Public in and for said County and State, the within named Thomas C. Fussell

the bargainor, 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 Davidson County, Tennessee, this 17 day of October, 1988

Commission expires 5-8-91

Eleanor L. Ussery
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

0814 10/25 0101 03CHECK 21.02

Notary Public

FROM
Thomas C. Fussell

TO
Kevin V. Janiga

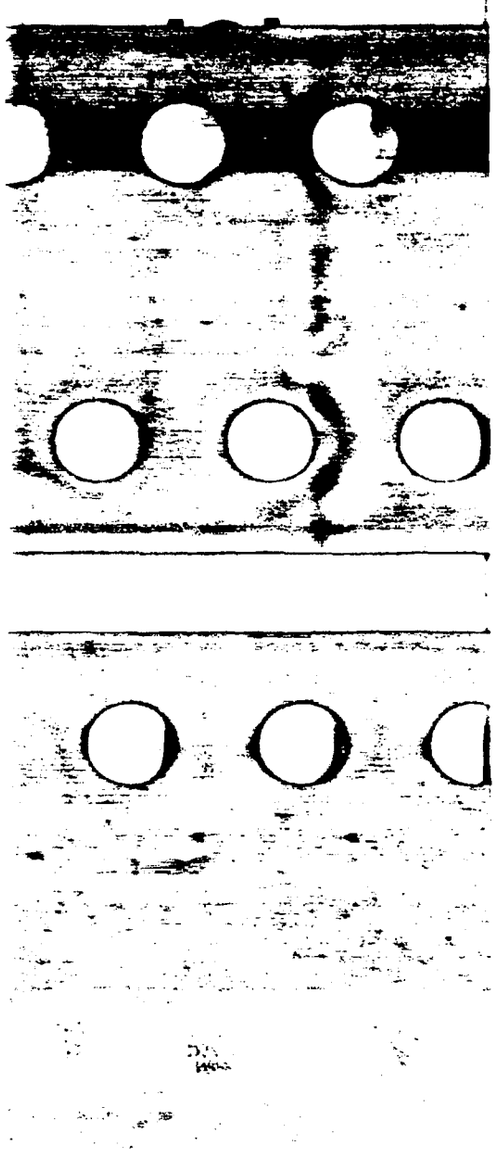
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

7.9 1.1.

INDEXING REFERENCE

Oct 25 3 08 PM '88

WILSON LT REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7686 PAGE 397

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	4369.00
CON TX	14.52
PRFEE	0.50
WDEED	6.00
TOTAL	21.02
CHECK	21.02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/25/88 01 15:10 0001 0814

7.9.6.1.1.

IDENTIFICATION REFERENCE

Oct 25 3 08 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147560