THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys
P. O. Box 1045, Hendersonville, TN 37077

BOOK 7787 PAGE 455

QUITCLAIM DEED

FROM: PERRY F. LOUDEN

TO: PHYLLIS A. LOUDEN

SEND TAX BILLS TO:
Phyllis A. Louden
172 Park Circle
Old Hickory, TN 37138

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, PERRY F. LOUDEN, Grantor, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto PHYLLIS A. LOUDEN all his estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being the east part of Lot No. 41 and the west part of Lot No. 42 of Block "A" on the Map of Subdivision No. 3 of Life & Casualty Insurance Company Property, of record in Book 974, page 11, Register's Office for Davidson County, Tennessee, and further described as follows:
>
> Beginning at a point in the south margin of Park Circle, 30.5 feet west from the corner of Lots 42 & 43; thence southerly 171.6 feet to a point; thence westerly 30 feet to a point at the corner of Lots 41 & 41; and continuing with the south line of Lot 41, westerly 26 feet to an iron pin; thence northerly 165 feet to an iron pin in the South margin of Park Circle, which is 1616 feet east from the corner of Lots 40 & 41; thence with the margin of Park Circle esterly 63.3 feet to a point and continuing with the margin of the same easterly 11.7 feet to the beginning.
>
> Being the same property conveyed to Perry F. Louden and wife, Phyllis A. Louden by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of record in Book 7176, page 180, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of January, 1989.

Perry F. Louden
PERRY F. LOUDEN

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared PERRY F. LOUDEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 23rd day of January, 1989.

Teresa D. Herron
NOTARY PUBLIC

My Commission Expires: 5-16-92

14392

IDENTIFICATION

MAR 7 9 19 AM '89

FILED & RECORDED

3260 03/07 0101 01CASH 6.00

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is no dollars ($-0-) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Phyllis Ann Louden
AFFIANT

Sworn to and subscribed before me, this 23rd day of January, 1989.

Teresa D. Herron
NOTARY PUBLIC

My Commission Expires: 5-16-92