THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

4409 04/11 0101 03CHECK 9.00

QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Charles A. Rota 1423 Greenland Ave. Nashville, TN 37216	First Investment Company P. O. Box 749 Columbus, Ohio 43216	Map 061-16-0 Parcel 341.00 Field Book 15DZ-22220

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between STEVEN D. TRAVIS, hereinafter referred to as the "GRANTOR", and CHARLES A. ROTA, hereinafter referred to as the "GRANTEE";

APR 11 9 20 AM '89

237814

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, STEVEN D. TRAVIS, the GRANTOR, has this day bargained, sold and quit-claimed unto CHARLES A. ROTA, the GRANTEE, his heirs or assigns, all of of the GRANTOR'S right, title and interest in and to certain real property in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the northerly 75 feet of Lot No. 17 of Block "B" on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for said County.

SAID part of said lot fronts 75 feet on the easterly side of Greenland (formerly Willmeta) Avenue and runs back between parallel lines, along the south line of Lot No. 16 Block "B", 175 feet to the westerly line of Lot No. 6 of Block "B".

BEING the same property conveyed to Charles A. Rota and Steven D. Travis by deed from Philip Brown and wife, Inez Denton Brown and Thomas R. Small and wife, Josephine Denton Small, of record in Book 6488, page 82, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictions of record in Book 936, page 601, Register's Office for Davidson County, Tennessee.

This is improved property known as 1423 Greenland Avenue, Nashville, Tennessee 37216.

By his signature hereto, CHARLES A. ROTA assumes the balance of the indebtedness owing to First Investment Company under a first mortgage lien as evidenced by a Deed of Trust dated January 31, 1985, made by STEVEN D. TRAVIS and CHARLES A. ROTA to Douglas R. Berry, Trustee, to secure to First Investment Company one note of even date in the original principal amount of $60,671.00 payable in monthly installments of principal and interest in the amount of $647.52, beginning on the 1st day of March, 1985 and a like amount on the first day of each and every succeeding month for a term of thirty (30) years. CHARLES A. ROTA represents and warrants that he will make all mortgage payments in a timely manner and will fully comply with all of the terms, provisions and conditions of the said deed of trust and all other mortgage documents. CHARLES A. ROTA, for himself, and his heirs and assigns, agrees to indemnify and hold harmless STEVEN D. TRAVIS, his heirs, personal representatives and assigns, from any costs or expense relating to any claim, demand or suit respecting the said mortgage, including the reasonable attorney's fees, deposition expenses, court costs and other litigation costs incurred by STEVEN D. TRAVIS. STEVEN D. TRAVIS hereby sells, transfers and conveys to CHARLES A. ROTA all of his right, title or interest in any escrow accounts held by First Investment Company, in connection with the said mortgage.

DONNA E. TRAVIS, wife of STEVEN D. TRAVIS, joins in this conveyance to convey any right, title or interest which she may have in the said property.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on this the 10th day of April, 1989.

"GRANTORS"

Steven D. Travis
STEVEN D. TRAVIS

Donna E. Travis
DONNA E. TRAVIS

"GRANTEE"

CHARLES A. ROTA

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 STEVEN D. TRAVIS, DONNA E. TRAVIS and CHARLES A. ROTA, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 10th day of April, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Affiant

Sworn to and subscribed before me this the 10th day of April, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89