BOOK 7898 PAGE 905

Prepared By:
SEM&T Co.
2120 Crestmoor Rd #107
Nashville, TN 37215

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER,~~ FOR THIS TRANSFER IS
$ -0-
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 27th DAY OF July 1989.
S. Edwards
Deputy Register

FROM: Lydia McCray, unmarried

TO: Southeast Mortgage & Trust Co. Inc., Trustee

NEW OWNER: SEND TAX BILL TO: SAME

Southeast Mortg & Trust Co. Inc., Trustee
2120 Crestmoor Rd Suite 107
Nashville, Tennessee 37215
(615) 292-7667

MAP & PARCEL NO.

Map 92-9
Parcel 324

FOR AND IN CONSIDERATION of the sum of one dollar we, Lydia McCray, unmarried by these presents do hereby quitclaim and convey unto Southeast Mortgage and Trust Company, Inc. Trustee for the 3314B Felicia Trust, his successors and assigns, all of our right, title, and interest, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63-B Zone Lot Division of Lot 63 of the resubdivision of Lot 63 of Wilcox Subdivision as of Record in Book 6200, Page 480, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lydia McCray, unmarried, by deed of record in Book 6910, Page 215, Register's Office for Davidson County, Tennessee.

Grantee in consideration does hereby agree to take title subject to an indebtedness which is of record in Book 7510, Page 878, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 3314 B Felicia Ave. Nash. TN 37209.

FULL power and authority is granted to said trustee, with respect to the said premises or any part of it. At any time or times, to subdivide said premises or any part thereof. To dedicate streets or highways. To contract to sell, to grant options to purchases, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof upon any terms and for any period or periods of time. To renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time hereafter. To partition or to exchange said property or any part thereof, for other real or personal property. To grant easements of any kind. To deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same whether similar to or different from the ways above specified, at any time or times hereafter.

IN NO CASE shall any party dealing with said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the

application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument,

(a) that at the time of delivery thereof, the trust created by this deed and by said trust agreement was in full force and effect.

(b) that such conveyance or other instrument was executed in accordance with the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and

(c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

THE INTEREST of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the grantors have hereunto set their hand and seal this 27 day of July, 1989.

Lydia McCray

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lydia McCray the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27 day of July, 1989.

Mary Sue Bailey
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

My Commission expires: 3/17/91

Mail To:

Lydia McCray
3314 B Felicia St
Nash. TN 37209

528688

IDENTIFICATION

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FELIX Z WILSON IT REGISTER
DAVIDSON COUNTY, TN

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