THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
50 Century Boulevard, #120
Nashville, TN 37214

BOOK 7975 PAGE 432

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL:
James A. Croy 2804 Renee Dr. Nashville, TN 37214	Leader Federal Mortgage, Inc. 158 Madison Ave. Memphis, TN 38103	84-11-88

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I/we Stephen D. Woodard, Single and Robert W. Gilliam Jr., Single, by these presents do hereby quitclaim and convey unto James A. Croy & wife, Camille Croy, their successors and assigns, all our right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 34, on the Plan of Section 2, Sunny Acres, as shown on plat of record in Plat Book 2663, page 39, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

This covenance is subject to any and all existings, easements, and restrictions of record.

BEING the same property conveyed to James A. Croy and Stephen D. Woodard and Robert W. Gilliam, Jr., all unmarried, by deed from Bradley L. Sparks and Gary V. Howorka, both unmarried, of record in Book 7555, page 207, Register's Office for Davidson County, Tennessee.

79009

IDENTIF. TREFERENCE

Nov 3 8 39 AM '89

FELIX T. WILSON REGISTER DAVIDSON COUNTY TN.

0795 11/03 0101 03CHECK 6.00

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

James A Croy
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me, this 1st day of November, 19 89.

My Commission Expires:
1-23-93

Notary Public

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

WITNESS our hand(s) this 1st day of November, 1989.

The corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Stephen D. Woodard

Robert W. Gilliam, Jr.

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 Stephen D. Woodard and Robert W. Gilliam, Jr., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness our hand(s) and official seal at Nashville Tennessee, this the 1st day of November, 19 89.

Notary Public

My Commission Expires:

1-23-93

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (their several oaths/his oath) acknowledged (themselves/himself) to be the _____ _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (they/he) 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 _____ Tennessee this the _____ day of _____, 19____.

Notary Public

My Commission Expires:

_____