FORM No. WD-1

BOOK 8023 PAGE 218

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~XXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXX~~ FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME: THIS THE
16th DAY OF January, 19 90

Notary Public

MY COMMISSION EXPIRES: 1-12-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME		ADDRESS			
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
SB & MG Corporation		Same			Map 86-4-A
(NAME)		(NAME)			Parcel 1.00
120 Donelson Pk., Suite 101					
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)			4D-92366
Nashville, TN	37214				
(CITY) (STATE)	(P.O. ZIP)	(CITY) (STATE)		(ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jessie I. Dunn, married, John W. Nelson and wife, Monicia Ann Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SB & MG Corporation, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ~~A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:~~ all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

Being Lot No. 1, Phase 1-A, Oakcrest of record in Plat Book 6200, Page 646, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jessie I. Dunn, married, John W. Nelson and wife, Monicia Ann Nelson by Deed from David H. Parker, Trustee, of record in Book 7864, Page 106, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7308, Page 874, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( ) This is improved (X) property, known as 4300 Oakcrest Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land as aforesaid, that the same is unincumbered, unless otherwise herein specified, and we do bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.~~ Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of JANUARY, 19 90

Jessie I. Dunn — John W. Nelson — Monicia Ann Nelson

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF MANATEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessie I. Dunn, married, John W. Nelson and wife, Monicia Ann Nelson

the bargainor S, 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 at ELLENTON, MANATEE COUNTY, ~~Tennessee~~ FLORIDA this 3rd day of JANUARY 19 90

Commission expires Sept 22, 1990

Ann N. Matthews
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (his oath / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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 _____

_____
Notary Public

QUITCLAIM DEED
~~WARRANTY DEED~~

FROM

Jessie I. Dunn, married,

John W. Nelson and wife,
Monicia Ann Nelson

TO

SB & MG Corporation, a

Tennessee Corporation

RETURN TO:

CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

RUSH

RECEIVED FOR REFERENCE

EDWARD SEDDON
ATTORNEY - AT - LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214