QUIT CLAIM DEED

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ben J. Wood 158 Delvin Drive Antioch, TN 37013	Dominion Bankshares Mortgage Corporation 9000 Main Street Fairfax Square #200 Fairfax, Virginia 22031	162-6 334

FOR AND IN CONSIDERATION of love and affection only, and other good and valuable consideration, I, Rosemarie Wood, the mother of the grantee, have this day bargained, sold, released and quitclaimed and do hereby bargain, sell, release and quitclaim unto the said grantee, Ben J. Wood, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, hereinafter described. However, the grantor, Rosemarie Wood, does expressly retain a life estate in the hereinafter described real estate. The real estate being conveyed is described as follows:

> LAND in Davidson County, Tennessee, being lot No. 18 on the Plan of Bess Estates, Section One, as of record in Book 4460, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Rosemarie Wood by deed from Kenneth Carter and wife, Sue W. Carter, of record in Book 5983, page 346 of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (a) all existing mortgages, (b) property taxes for 1989 and 1990 and prior years for which Grantor will be responsible, (c) restrictive covenants and easements of record in said Register's Office, and (d) other matters of public record.

This is improved property known as 158 Delvin Drive, Antioch, TN 37013.

Except for the retained life estate, this is a conveyance of all of the estate, right, title and interest of Rosemaire Wood in and to the described property together with any hereditaments and appurtenances thereto appertaining to the said grantee to have and to hold the said premises to the said grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, ROSEMARIE WOOD has executed this Quit Claim Deed on this the 11th day of January, 1990.

Rosemarie Wood

Rosemarie Wood

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RUSH!

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 11th day of January, 1990, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **ROSEMARIE WOOD**, with whom I am personally acquainted, (or who proved herself to me on the basis of satisfactory evidence) who upon oath stated that she executed the foregoing Quit Claim Deed as her free and voluntary act for the uses and purposes therein contained.

Sworn to and subscribed before me this 11th day of January, 1990.

NOTARY PUBLIC

My commission expires: 7-13-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 1990.

NOTARY PUBLIC

My Commission Expires: 7-13-91

THIS INSTRUMENT WAS PREPARED BY: MOSELEY & MOSELEY
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