THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Sanford David Wilson 414 Lakehurst Dr. Nashville, Tn. 37206	Metropolitan Federal P. O. Box 995 Nashville, TN 37202-0995	Map 83 Parcel 10

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between SANFORD W. WILSON, JR. and wife, CAROLYN A. WILSON, hereinafter referred to as the "GRANTORS", and SANFORD DAVID WILSON, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash 1170 12/21 0101 03CHECK 6.00 in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, SANFORD W. WILSON, JR. and wife, CAROLYN A. WILSON, the GRANTORS, have this day bargained, sold and quitclaimed unto SANFORD DAVID WILSON, the GRANTEE, his heirs and assigns, all of our right, title and interest in certain real property in DAVIDSON COUNTY, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lots Nos. 108 and 109, and the north 10 feet of Lot No. 107 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 108 and 109, and the said part of Lot No. 107 front together 70 feet on the westerly side of Lakehurst Drive, formerly North 9th Street, formerly North 18th Street, and extend back between parallel lines 128 feet to an alley.
>
> BEING the same property conveyed to Sanford W. Wilson, Jr., and wife, Carolyn A. Wilson, by deed from Tina W. Giles, unmarried, of record in Book 4611, page 985, said Register's Office.
>
> The mailing address for the said property is: 414 Lakehurst Drive, Nashville, Tennessee 37206.

The GRANTEE, SANFORD DAVID WILSON, agrees to assume a first mortgage indebtedness in favor of Metropolitan Federal Savings & Loan Association with a present approximate balance of $7,937.35, and a second mortgage indebtedness in favor of Third National Bank with a present approximate balance of $20,340.00. The GRANTORS, SANFORD W. WILSON, JR. and wife, CAROLYN A. WILSON, represent and warrant that Metropolitan Federal Savings & Loan Association and Third National Bank have both consented to the assumption of the said mortgages

by the GRANTEE, SANFORD DAVID WILSON.

The GRANTORS further convey to the GRANTEE all of their right, title and interest in and to any and all escrow accounts established for the payment of taxes and insurance by either Metropolitan Federal Savings & Loan Association and/or Third National Bank, and the GRANTORS further transfer to the GRANTEE all of their rights in the hazard insurance on the said property.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 20th day of December, 1990.

"GRANTORS"

Sanford W. Wilson Jr.
SANFORD W. WILSON, JR.

Carolyn A. Wilson
CAROLYN A. WILSON

"GRANTEE:

Sanford David Wilson
SANFORD DAVID WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANFORD W. WILSON, JR. and wife, CAROLYN A. WILSON, and SANFORD DAVID WILSON, 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 21st day of December, 1990.

NOTARY PUBLIC

My Commission Expires: 9/7/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Sanford David Wilson
AFFIANT

Sworn to and subscribed before me this the 21st day of Dec, 1990.

NOTARY PUBLIC

My Commission Expires: 9/7/93

81123

IDENTIF. TREFERENCE

DEC 21 9 24 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.