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.
Linda D. Fultz 8370 Riley Adcock Road Joelton, TN 37080	Same As New Owner	Map 4 Parcel 154 14D 52324

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between ROGER FULTZ, hereinafter referred to as the "GRANTOR", and LINDA D. FULTZ, 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 in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, ROGER FULTZ, the GRANTOR, have this day bargained, sold and quitclaimed unto LINDA D. FULTZ, the GRANTEE, her heirs and assigns, all of my right, title and interest in certain real property in DAVIDSON COUNTY, Tennessee, described as follows, to-wit:

BEING Lot No. 6 on the Plan of Fred Baxter Subdivision - Lot 6, of record in Book 6050, page 361, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Roger Fultz and wife, Linda D. Fultz, by deed from Fred Baxter and wife, Althea D. Baxter, of record in Book 7584, page 71, Register's Office for Davidson County, Tennessee.

GRANTOR further conveys to GRANTEE a 1987 Indies Brandywine 28' x 60' modular home, bearing Manufacturer's Identification Number AL2860-I87-4133A&B, with the wheels removed and with the permanent foundation located on the real property hereinabove described, which forms a part of the said real property.

The mailing address for the above described property is 8370 Riley Adcock Road, Joelton, Tennessee 37080.

The parties represent and warrant that the property hereinabove described is free and unencumbered except for the following:

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1. 1990 State and County taxes in the amount of $328.51 which are due and unpaid and which will be paid one-half (1/2) by the GRANTOR and one-half (1/2) by the GRANTEE;

2. 1991 State and County taxes, which are a lien, but not yet due and payable, and which will be paid in full by the GRANTEE, when due, without proration;

3. Deed of Trust executed by Roger Fultz, et ux, Linda D. Fultz, to Harold Reeves, Trustee, of record in Book 7584, page 74, said Register's Office, to secure Fred Baxter and wife, Althea D. Baxter, one note dated

6/24/88 in the original principal amount of $12,000.00 payable in 120 monthly installments of $100.00 beginning 7/24/88, which will be assumed in full by the GRANTEE.

4. UCC-1 Financing Statement #D42377 filed for record on 5/4/88, in the Register's Office for Davidson County, Tennessee, in favor of Green Tree Acceptance, Inc., in the original principal amount of $27,900.00, encumbering the above described 1987 Indies Brandywine mobile or modular home, which will be assumed in full by the GRANTEE.

By her signature hereto, the GRANTEE agrees to indemnify and hold harmless the GRANTOR, his heirs, personal representatives or assigns from any cost or expense relating to any claim, demand or suit concerning the encumbrances set forth above, including the GRANTOR's reasonable attorney's fees, court costs and other litigation expenses.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 25 day of Jan., 1991.

Roger W Fultz
ROGER FULTZ

Linda D. Fultz
LINDA D. FULTZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER FULTZ and LINDA D. FULTZ, 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 25 day of Jan, 1991.

Patsy C. Davidson
NOTARY PUBLIC

P. C. DAVIDSON NOTARY PUBLIC AT LARGE OF TENNESSEE

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Linda Lee Dunn
AFFIANT

Sworn to and subscribed before me this the 25 day of Jan, 1991.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

5.6.8.7.1

IDENTIFICATION REFERENCE

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