THIS INSTRUMENT PREPARED BY:
W. ALLEN BARRETT
Attorney At Law
176 Second Avenue, North
Suite 509
Nashville, Tennessee 37201

Mail

QUITCLAIM DEED

BOOK 8706 PAGE 155

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mary M. McGaughy (NAME)	First and Mid-South Mortgage Co. (NAME)	162-10
536 Janice Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2568 (STREET ADDRESS)	162-10
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	61

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, James L. McGaughy, by these presents do hereby quitclaim and convey unto Mary M. McGaughy, her successors and assigns, all right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 61 on the Plan of Brookview estates, Section 1, as of record in Book 4460, page 103, Register's Office for said County.

SAID Lot No. 61 fronts 85 feet on the northerly side of Janice Drive and runs back 133 feet on the westerly line and 121.97 fee on the easterly line to a rear line on which it measures 96.53 feet.

BEING part of the same property conveyed to American Homes, a partnership, by deed from George W. Jones, Jr., and wife, Margaret E. Jones, of record in Book 4704, page 786, Register's Office for Davidson County, Tennessee.

BEINGthe same property conveyed to James L. McGaughy and wife, Mary M. McGaughy by deed from American Homes, a partnership composed of Ralph Stevens and Melvin Jones of record in Book 4874, page 823, Register's Office of Davidson County, Tennessee.

This covneyance is made subject to the plan of record in Book 9, page 7, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Janice Drive, and a 10 foot easement for public utiity and drainage purposes along the rear line of said lot, and a 2 ½ X 25 foot utility anchor easement located on the southereasterly corner of said lot. Restrictive covenants contained in instrument of record in Book 4636, page 317, Register's Office for Davidson County, Tennessee.

1687 08/19 0101 01CASH 8.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $0.00 (Divorce) 92D-1532 Second Circuit Court of Davidson Cty, TN.

Subscribed and sworn to before me, this the 19th day of August, 1992

James L. McGaughy

My commission expires: 3/27/93 (Affix Seal)

Helen S Rogers
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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

Witness my hand this 19th day of August, 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James L. McGaughy

JAMES L. MCGAUGHY

3 7:8 7: 6

IDENTIFICATION REFERENCE

AUG 19 2 32 PM '92

A.A. WILSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Helen S. Rogers, a Notary Public in and for said County and State, James L. McGaughy

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of August, 1992.

Helen S Rogers Notary Public

Commission expires 3/22/93

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____ the within named bargainor, a corporation, and that ___he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this_____day of_____, 19___.

_____Notary Public

Commission expires_____

QUIT CLAIM DEED

JAMES L. MCGAUGHY
AND
MARY M. MCGAUGHY

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627