BOOK 8713 PAGE 876

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Cassandra B. Daniell 5935 Post Road Nashville, TN 37205	First Investment Company P. O. Box 749 Columbus, Ohio 43216	Map 52-8 Parcel 99 Field Book 11D-90746

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between HERBERT WAYNE KEATHLEY, a single man, hereinafter referred to as the "GRANTOR", and CASSANDRA B. DANIELL, hereinafter referred to as the "GRANTEE";

WITNESSETH:

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, HERBERT WAYNE KEATHLEY, the GRANTOR, has this day bargained, sold and quitclaimed unto CASSANDRA B. DANIELL, the GRANTEE, her heirs and assigns, all of his right, title and interest in certain real property in DAVIDSON COUNTY, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Sequoia Valley, Section IV, of record in Plat Book 5200, page 215, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

BEING the same property conveyed to Herbert Wayne Keathley by deed from James F. Daniell and wife, Cassandra Daniel, of record in Book 8281, page 536, Register's Office for Davidson County, Tennessee.

The current mailing address for the said property is 1201 and 1203 Shawnee Trail, Madison, Tennessee 37115.

This conveyance is made subject to the following:

1. 1992 State and County real property taxes, which are a lien, but not yet due and payable and which will be paid in full by the GRANTEE, when due.
2. Those matters as they appear on the Plan of record in Book 5200, page 215, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in an instrument of record in Book 5519, page 16, said Register's Office.
4. A Deed of Trust executed by Terry G. Simmons and wife, Elaine T. Simmons, to Douglas R. Berry, Trustee, of record in Book 6263, page 960, Register's Office for Davidson County, Tennessee, in the original principal amount of $59,543.00, which the GRANTEES, by their signatures hereto, agree to assume and to pay the same in a

timely manner.

5. All other matters that may be apparent or of record.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 27th day of August, 1992.

"GRANTOR"
Herbert Wayne Keathley
HERBERT WAYNE KEATHLEY

"GRANTEE"
Cassandra B. Daniell
CASSANDRA B. DANIELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERBERT WAYNE KEATHLEY and CASSANDRA DANIELL, 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 27th day of August, 1992.

Patsy C. Davidson
NOTARY PUBLIC

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.

Cassandra B Daniell
AFFIANT

Sworn to and subscribed before me this the 27th day of August, 1992.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

40631

IDENTIFICATION

AUG 28 1 49 PM '92

WILLIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

1992 08 28 2001 03CHECK 8.00