QUITCLAIM DEED

BOOK 8756 PAGE 638

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Moggio (NAME)	Magnolia Federal Bank (NAME)	
1623 Vineland Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1858 (STREET ADDRESS)	104-8-299
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	Hattiesburg, MS 39403-1858 (CITY) (STATE) (ZIP)	22W16040

THIS INSTRUMENT WAS PREPARED BY

David W. McMackin
McMackin, Garfinkle, McLemore & Walker
P.O. Box 198947
Nashville, TN 37219
(615) 255-4545

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 9,279.00 Gary L. Moggio
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 1992

Notary Public

MY COMMISSION EXPIRES: 10.26.94

(AFFIX SEAL)

For consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, by these presents, quitclaims, grants, and conveys unto Gary L. Moggio all of the undersigned's one-half undivided right, title and interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, to wit:

> LAND in Davidson County, Tennessee, being part of Lot No. 47 in O.B. Hayes Plan of Large Lots, called Rokeby a plan of which is of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING on the easterly margin of 17th Avenue South, formerly Addison Street 3 feet North of the corner of Lots 47 and 54; thence with the easterly margin of said Avenue, northwardly 57.4 feet, more or less, to Amy Rose's southwest corner; thence with her South line, eastwardly 156 feet, more or less, to the westerly margin of an alley; thence with said alley, southwardly 57.4 feet, more or less to a point 3 feet North of the line between said lots 47 and 54; thence westwardly and parallel with said line, 156 feet, more or less, to the beginning.
>
> Being the same property conveyed to Jeff B. Willis and James E. Bankston by deed from Robert G. Brody and Gertrude G. Brody, both single, of record in Book 6003, page 842, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 1506 17th Avenue South, Nashville, Tennessee 37212.
>
> The above legal description is identical to the legal description in the previous deed of record.

The undersigned hereby represents and warrants that this conveyance was consummated on January 1, 1984, and that by inadvertence and mutual mistake, a deed to the property was not executed and delivered by the undersigned seller to the buyer,

Gary L. Moggio, on that date although the full purchase price of $9,279.00 was paid by the buyer on the date of sale.

The undersigned further represents and warrants that this is commercial property and is not the usual place of residence of the undersigned or his spouse.

Witness my hand on this the 27th day of August, 1992.

James E. Bankston, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James E. Bankston, Jr., the 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, on this the 27 day of August, 1992.

Lisa Burr
Notary Public

My Commission Expires: 1-23-94

LISA BURR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

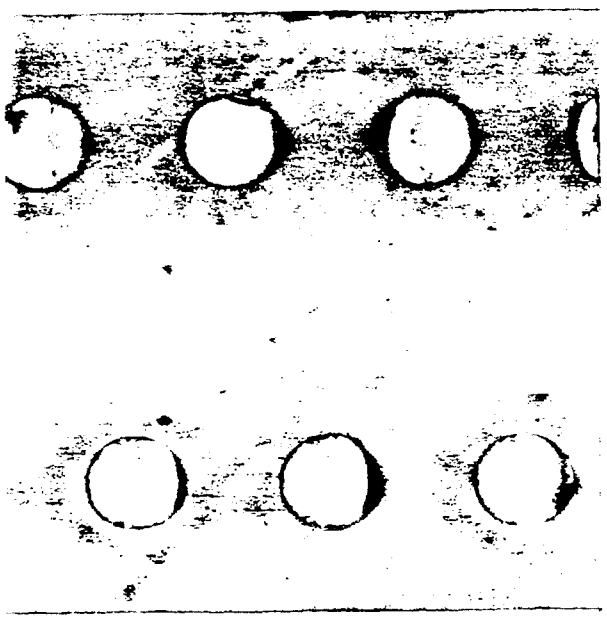
54757

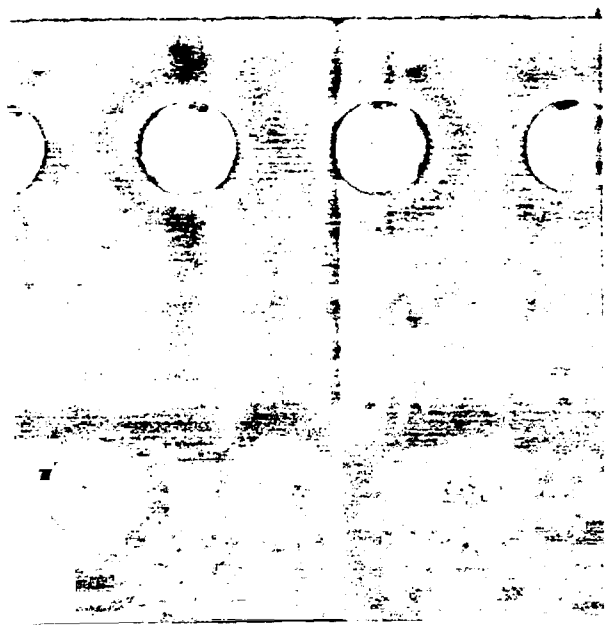
CROSS REFERENCE

Oct 14 11 11 AM '92

DAVIDSON COUNTY, TN

0580 10/14 0101 03CHECK 43.41





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8756 PAGE 643

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	9279.00
			CON TX	34.41
			PRFEE	1.00
			WDEED	8.00
			TOTAL	43.41
			CHECK	43.41
10/14/92	01	11:12	0001	0580

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54757.

IDENTIFICATION REFERENCE

OCT 14 11 11 AM '92

DAVIDSON COUNTY, TN

No. 580076