(2-3067/EPPS) QUITCLAIM DEED

State of Tennessee
County of *DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $---0---

Subscribed and sworn to before me this * 11th day of * January, 1993.

* Michael E Epps Sr.
Affiant

* Sheryl L. Jackson
Notary Public

My Commission Expires:
* My Commission Expires NOV. 27, 1993

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

ADDRESS OF NEW OWNER:
Michael E. Epps, Sr.
1440 McAlpine Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
Bancoklahoma Mortgage Corporation
P.O. BOx 35688 - Real Estate Servicing
Tulsa, Oklahoma 74153
Loan # 908576

MAP & PARCEL NO. 72.04/301; 15DZ21320

FOR AND IN CONSIDERATION OF TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

I, MICHAEL E. EPPS, SR., unmarried

HEREINAFTER CALLED GRANTOR (S), DO HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO

MICHAEL E. EPPS, SR., and TONJA R. CROCKETT, both unmarried

HEREINAFTER CALLED GRANTEES (S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDIATMENTS AND APPURTENANCES THRETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING the southerly one-half of Tract 8, Block D, Country Club Estates, of record in Plat Book 843 at page 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Michael E. Epps, Sr., by deed of record in Book 8820 at page 607, Register's Office for Davidson County, Tennessee.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

THIS IS ___ IMPROVED PROPERTY KNOWN AS 1440 McAlpine Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said property unto the said grantees, their heirs and assigns forever, and we do hereby covenant with the said grantees that we are lawfully seized and possessed of said land; that we have a good right to convey it, and the same is unencumbered, unless otherwise noted herein; and that we will forever warrant and defend the said grantees, their heirs and assigns against the lawful claims of all persons whomsoever, except as to the taxes for the current year and subsequent years, and to such restrictions, reservations, conditions, and easements as may appear of record or on the premises. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this * 11th day of * January, 1993.

* Sheryl L. Jackson
My Commission Expires NOV. 27, 1993

* Michael E Epps Sr.
Michael E. Epps, Sr.

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF * Davidson

On this * 11th day of * January, 1993, before me personally appeared Michael E. Epps, Sr., unmarried to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission Expires:

* My Commission Expires NOV. 27, 1993

* Sheryl L Jackson
Notary Public

SHERRY L. JACKSON NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF_____

On this_____day of_____, 199_____, before me personally appeared_____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be_____free act and deed.

Witness my hand and official seal.
My Commission Expires:

_____
Notary Public

THIS INSTRUMENT WAS PREPARED BY: TENNESSEE TITLE & TRUST, INC.
181 EAST MAIN STREET, SUITE 8
HENDERSONVILLE, TN 37075

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTEES AND/OR GRANTORS HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE. ALL PARTIES HEREIN ARE ADVISED TO SEEK LEGAL COUNSEL AS TO THE RAMIFICATIONS OF THIS TRANSFER.
****

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

8 4 3 3 0

IDENTIFICATION REFERENCE

JAN 20 8 11 AM '93

DAVIDSON COUNTY, TN

7714 01/20 0101 03CHECK 8.00