CONSIDERATIONS: -0-

BOOK 8884 PAGE 574

This Deed prepared by:
DAVID E. MEAD, ATTORNEY
4410 Lebanon Road
Hermitage, Tennessee 37076

QUITCLAIM DEED

Address new owner as:	Send Tax bills to:	MAP-PAR
JAMES J. SYLVIS AND WIFE	Dominion Bancshares	MAP-75-16-1
PAMELA C. SYLVIS	P.O. Box 4226	4D-67589
721 Mercer Drive	FairFax, Va. 22038	
Hermitage, Tn. 37076		

FOR AND IN CONSIDERATION of the sum of ($1.00) dollar, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby by acknowledged, WE, DAVID M. SAVAGE, JR. AND WIFE, PAMELA A. SAVAGE, have this day bargained and sold, and do hereby transfer, convey and quitclaim to JAMES J. SYLVIS AND WIFE, PAMELA C. SYLVIS their heirs and assigns, all my right, title and interest in and to certain real estate in Davidson COUNTY, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 43-A on the Plan of Meadows of Tulip Grove, Section 1, Zone Lot Divison Lots 42-44 of Record in Book 5200, Page 612 and as amended in book 6231, page 154, and Book 6900, page 306, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Hickory Hill Homes, Inc. by deed from Robert J. Brewington and wife Nancy J. Brewington of record in Book 7418, Page 103, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in book 6291, Page 899, and all matters shown on the Plan of Record.

PURSUANT TO THE TERMS AND CONDITIONS OF A SHARED EQUITY AGREEMENT ATTACHED HERETO AS EXHIBIT "A".

This is improved property known as 721 Mercer Drive, Hermitage, Tennessee 37076.

WITNESS MY HAND, this 15th day of February, 1993. ~~July, 1992.~~

D. M. Savage Jr.
DAVID M. SAVAGE, JR.

Pamela A. Savage
PAMELA A. SAVAGE

99 1 1 1 1
99111
IDENTIFICATION REFERENCE

MAR 10 2 15 PM '93
DAVIDSON COUNTY, TN

11 [illegible] 0101 03CHECK
20.00

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID M. SAVAGE, AND PAMELA A. SAVAGE, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of ~~July~~ February 1993.

Linda Cantrell

NOTARY PUBLIC

My Commission Expires: 11/27/93

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

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

David M Savage Jr.

DAVID M. SAVAGE, JR.

Pamela A. Savage

PAMELA A. SAVAGE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF ~~JULY~~ February, 1993.

Linda Cantrell

NOTARY PUBLIC

My Commission Expires: 11/27/93

EXHIBIT A

SHARED EQUITY AGREEMENT:

THIS AGREEMENT is entered int o by and among the undersigned JAMES J. SYLVIS and wife, PAMELA C. SYLVIS, hereinafter collectively referred to as "Sylvis" and DAVID M. SAVAGE, JR. and wife PAMELA A. SAVAGE, hereinafter collectively referred to as "Savage", and is executed in Nashville, Tennessee this 3 day of May, 1991.

PREMISES:

WHEREAS, Sylvis and Savage are jointly and severally obligated on that certain Deed of Trust Note dated December 23, 1987, in the original principal amount of ($63,250.00) in favor of Dominion Bancshares Mortgage Corporation and its assigns (hereinafter the "holder", secured by a Deed of Trust on the following real property:

> Land in Davidson County, Tennessee, being Lot No. 43-A on the Plan of Meadows of Tulip Grove, Section 1, Zone Lot Division Lots 42-44 of record in Book 5200, page 612 and as amended in book 6231, page 154 and Book 6900, page 306 Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James J. Sylvis and wife Pamela C. Sylvis and David M. Savage, Jr., and wife Pamela A. Savage by deed from Hickory Hill Homes, Inc, of record at Book_____page_____, Register's Office for said County.
>
> The above property was conveyed subject to restrictions of record in Book 6291, page 899, and all matters shown on the plan of record.

WHEREAS, Sylvis and Savage (sometimes collectively hereinafter referred to as the "parties") have entered into a Shared Equity Agreement between themselves, which agreement provides for the parties to make pro rata monthly payments toward the first deed of trust debt and for the division of any monetary equity in the real property, upon certain terms and conditions described in the said Shared Equity Agreement.

WHEREAS, Sylvis maintains the above described real property as its personal residence and desires to obtain complete

ownership of the property, unfettered by the interests of Savage;

WHEREAS, in order to effect the relinquishment and liability by Savage of any claim or interest in or to the subject property, the parties desire to enter into this Agreement whereby:

(a) Sylvis shall to the fee simple title to all legal and equitable rights and succeed interest in and to the property, upon fulfillment of the terms and conditions of this agreement;

NOW, THEREFORE, for good and valuable consideration, the receipt and legal sufficiency of which is acknowledged, the parties agree:

1. Commencing immediately Sylvis agrees to apply for a complete assumption of the existing mortgage on the above property in order to effect a complete release of all liability on behalf of Savage.

2. Savage agrees upon said first deed of trust debt being assumed and relieved of all liability from Dominion Bancshares Mortgage Corporation that they will deed fee simple title to all legal and equitable rights and interest to said property to the Sylvis.

3. Sylvis shall make the entire amount of all future monthly payments of principal, interest and escrows payable to the holder of said mortgage.

4. If Sylvis is unsuccessful or is denied the ability to assume said note by themselves then Sylvis and Savage shall enter into an agreement extending the refinance date until April 1, 1995, with the terms and conditions as expressed in a sample agreement attached as Schedule "A" hereto.

5. This agreement shall be binding upon the heirs and

assigns of the parties. The parties may not assign their respective rights under this agreement without the prior express written consent of the remaining party.

WHEREFORE, we have executed this agreement this date.

JAMES J. SYLVIS

PAMELA C. SYLVIS

DAVID M. SAVAGE

PAMELA A. SAVAGE

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Before me, the undersigned notary public, in and for the said county and state, personally appeared James J. Sylvis, and Pamela C. Sylvis, to me personally known, and who acknowledged that they executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 2 day of ~~April~~ MAY, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-25-93

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Before mr, the undersigned notary public, in and for the said county and state, personally appeared before me, David M. Savage, Jr., and wife Pamela A. Savage, to me personally known, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26 day of April, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.92