THIS INSTRUMENT PREPARED BY:

Bob Lynch, Jr., Esq.
Suite 316, Washington Square
222 Second Avenue, North
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel**
Joshua and Wilma Springs and Kenneth Vernell Finley	Standard Federal Savings Association	Map 69-02
4013 Enchanted Way	P. O. Box 9481	Parcel 115
Nashville, TN 37218	Gaithersburg, MD 20898-9481	13DA69129

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, including past consideration in providing substantial monies for the down payment on this property, the receipt and sufficiency of which is hereby acknowledged, Joshua Springs and his wife, Wilma Springs, hereinafter called the Grantors, by these presents do quitclaim and convey unto Kenneth Finley, hereinafter called the Grantee, and his heirs and assigns, a one-third interest in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Enchanted Hills, Section 13-C, as of record in Plat Book 6900, page 713, Register's Office for Davidson County, Tennessee, to which plat reference is herein made for a more complete description.
>
> Being part of the same property conveyed to Joshua Springs and wife, Wilma Springs, from Commercial Federal Mortgage Corporation,of record in Book 8192, page 469, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Commercial Federal Mortgage Corporation from Stephen C. Baker, Substitute Trustee, by Substitute Trustee's Deed of record in Book, 8172, page 234, Register's Office for Davidson County, Tennessee.
>
> Subject to restrictions of record in Book 7619, page 414, and in Book 8045, page 732, said Register's Office.
>
> This conveyance is subject to any and all existing easements of record.

The legal description contained herein is the same as that contained in the previous deed of record.

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

This is improved property known as 4013 Enchanted Way, Nashville, Tennessee 37218.

Witness my hand this the 24th day of March, 1993.

JOSHUA SPRINGS, Grantor

Wilma Springs
WILMA SPRINGS, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynn T. Colquette, a Notary Public in and for said county and state, the within named Joshua Springs, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 1993.

Lynn T. Colquette
NOTARY PUBLIC

My Commission expires: 1/27/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynn T. Colquette, a Notary Public in and for said county and state, the within named Wilma Springs, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 1993.

Lynn T. Colquette
NOTARY PUBLIC

My Commission expires: 1/27/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- ($0.00).

Joshua Springs
AFFIANT

Sworn to and subscribed before me
this 12th day of March, 1993.

Lynn T. Colquette
NOTARY PUBLIC

My Commission expires: 1/27/96

PICK-UP

99945