QUITCLAIM DEED

BOOK 9249 PAGE 374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION ~~OR VALUE WHICHEVER~~ -0-
~~IS GREATER~~, FOR THIS TRANSFER IS $ _____

Affiant Paul A Felton

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
10 DAY OF January, 19 94

Notary Public

MY COMMISSION EXPIRES: 12-26-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul A. Felton	Community Mortgage Corp.	Map 61-6
(NAME) 4303 Saunders Avenue	(NAME) 6389 Quail Hollow Road Ste. 101	Parcel 27
(ADDRESS) Nashville, TN 37216	(ADDRESS) Memphis, TN 38401	12DZ-12080
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jill A. Bates and husband Paul A. Felton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul A. Felton and wife, Jill A. Bates

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ~~A CERTAIN TRACT OR PARCEL OF LAND IN~~ ~~COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT~~: all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

See attached exhibit A:

5611 02/15 0101 03CHECK 12.00

17767

IDENTIFICATION REFERENCE

~~FEE~~ 15 AM 9:03

~~REGISTER~~

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

unimproved ( )
This is improved (X) property, known as 4303 Saunders Avenue Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging unto the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise noted herein, and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever.~~ 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 our hands this 10th day of January 19 94

Jill A. Bates

Paul A. Felton

BOOK 9249 PAGE 375

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 Jill A. Bates & Paul A. Felton

the bargainor s, 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 and official seal at Nashville, Tennessee, this 10th day of January, 19 94

Commission expires 7-24-94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

RETURN TO:

Exhibit A:

Being Lot No. 142, Section One on the plan of Gra-Mar Acres of record in Plat Book 2133, Page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 142 fronts 80 feet on the westerly margin of Saunders Avenue and runs back between lines 170.9 feet on the southerly line and 306 feet on the northerly line to a dead line on which it measures 173.2 feet.

Being the same property conveyed to Paul A. Felton and wife, Jill A. Bates by Deed from Jill Ann Bates and husband, Paul A. Felton, of record in Deed Book 8567, Page 986, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.