BOOK 9251 PAGE 140

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 1994

Notary Public

MY COMMISSION EXPIRES: 3/22/96

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DIXIE LYNE HAPPEL (NAME) | FLEET MORTGAGE (NAME) | 90-15-158.1, |
| 435 CAPRI DRIVE (STREET ADDRESS OR ROUTE NUMBER) | 783 OLD HICKORY BL. # 301 (STREET ADDRESS) | 8DA 33565 |
| NASHVILLE TN 37209 (CITY) (STATE) (P.O ZIP) | BRENTWOOD, TN 37220 (CITY) (STATE) (ZIP) | |

FOR AND IN 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, I, PAUL VAUGHN HAPPEL

HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~ QUITCLAIMED MY INTEREST, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DIXIE LYNE HAPPEL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 1170 on the Plan of Charlotte Park, Section 16, as of record in Book 3300, page 97, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1170 fronts 68 feet on the westerly side of Capri Drive and extends back 166 feet, more or less, on the northerly line and 178.1 feet, more or less, on the southerly line, to the low water mark of the Cumberland River, on which it measures 115 feet thereon.

BEING the same property conveyed to Paul Vaughn Happel and wife, Dixie Lyne Happel by deed from Sadie Ruth Felker Beasley, unmarried, of record in Book 7653, page 918, Register's Office for Davidson County, Tennessee.

PICK-UP

RECEIVED FOR RECORD
DAVIDSON COUNTY, TENN.
1994 FEB 15 PM 2:02

18365

IDENTIFICATION REFERENCE

This is unimproved / improved XX property, known as 435 Capri Drive, Nashville, Tennessee 37209
(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 to the said GRANTEES, their heirs and assigns, forever, and we covenant with the said GRANTEES that we are lawfully seized and possessed of said land as above conveyed; that we have a good right to convey it, and the same is unincumbered, unless otherwise noted herein; and we will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever, except as to the above mentioned.

Witness my hand this 30th day of November, 1993

Paul Vaughn Happel

PAUL VAUGHN HAPPEL

NEW JERSEY

STATE OF
Salem County

BOOK 9251 PAGE 141

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named PAUL VAUGHN HAPPEL

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pennsville, New Jersey, this 30th day of November, 1993.

Commission Expires FRANCES G. WOOD NOTARY PUBLIC OF NEW JERSEY My Commission Expires September 17, 1994

Frances G. Wood Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

6261 02/16 0101 03CHECK 8.00