BOOK 9271 PAGE 235

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION ~~OR VALUE, WHICHEVER~~
~~IS GREATER~~, FOR THIS TRANSFER IS $ -0-

Natalie Epperson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 19 94

Notary Public

MY COMMISSION EXPIRES: 9-24-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

MARY FRANCES RUDY, ATTORNEY, 1187 VULTEE BOULEVARD, NASHVILLE, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie Epperson (NAME)	American Airlines Employees Federal Credit Union (NAME)	MAP 150-7
613 Country Meadow Court (ADDRESS)	MD 2100, 4200 Amon Carter Blvd. (ADDRESS)	PARCEL 196
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Ft. Worth, TX 76155 (CITY) (STATE) (ZIP)	2DX-04827

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, James W. Epperson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Natalie Epperson and husband, James W. Epperson

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:

Being Lot No. 173, Section Five on the Plan of "The Country" as of record in Plat Book 5200, Pages 271 and 272, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James W. Epperson by deed from Natalie Epperson of record in Book 8248, Page 539, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 5635, Page 547, Register's Office for said County.

unimproved ( )
improved (X) property, known as 613 Country Meadow Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

~~TO HAVE AND TO HOLD the said real or personal property, with the appurtenances thereto belonging, to the said GRANTEES, their heirs and assigns forever, and we do covenant with 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 not covenant or warrant the title or quiet possession thereto, and we bind ourselves and our heirs and representatives to warrant and forever defend the title to the said property 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 my hand this 2nd day of March 19 94

James W. Epperson

James W. Epperson

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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 James W. Epperson

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 Nashville, Tennessee, this 2nd day of March, 19 94

Commission expires 2-24-94

Mary Frances Rudy
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

25022

IDENTIF. & REFERENCE

94 MAR -8 AM 8:23

8809 03/08 0101 02CHECK 8.00

RETURN TO:
MARY FRANCES RUDY, ATTORNEY
CUMBERLAND TITLE COMPANY
1187 Vultee Boulevard
Nashville, TN 37217