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THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

BOOK 9419 PAGE 851

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PAR.
Fran P. Tinnin, et ux 988 Windsor Green Blvd. Goodlettsville, TN 37072	Community Mortgage Corp. 6389 Quail Hollow, Ste. 101 Memphis, TN 38120	Map 25-11 Parcel 5 GO-17311

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between JUDI TINNIN, hereinafter referred to as the "GRANTOR", and JUDI TINNIN and husband, FRAN P. TINNIN, as tenants by the entirety, hereinafter referred to as the "GRANTEES";

WITNESSETH:

WHEREAS, by deed of record in Book 5268, page 321, Register's Office for Davidson County, Tennessee, S. L. King, d/b/a K. Sales and Service Company, and wife, Dorothy P. King, sold, transferred and conveyed to Judi Tinnin a certain unimproved lot in Davidson County, Tennessee, as hereinbelow described, for a sales price of $6,850.00; and,

WHEREAS, by Deed of Trust, of record in Book 5634, page 132, Register's Office for Davidson County, Tennessee, a construction loan was made by the Bank of Goodlettsville to Fran P. Tinnin and wife, Judi Tinnin, for the construction of a dwelling house to be constructed upon the property hereinbelow described; and,

WHEREAS, by Deed of Trust, of record in Book 7604, page 105, Register's Office for Davidson County, Tennessee, Old Hickory Credit Union made a permanent first mortgage loan on the real property hereinbelow described in the amount of $60,000.00 to Fran P. Tinnin and wife, Judi Tinnin; and,

WHEREAS, by Deed of Trust, of record in Book 7800, page 180, said Register's Office, Old Hickory Credit Union made a second mortgage loan to Fran P. Tinnin and wife, Judi Tinnin, in the amount of $15,000.00, secured by the real property hereinbelow described; and,

WHEREAS, since the time of the original deed, of record in Book 5268, page 321, said Register's Office, Fran P. Tinnin and wife, Judi Tinnin, believed that they owned and held title to the real property, as described below, together with the improvements thereon and the appurtenances thereto, as tenants by the entirety; and,

WHEREAS, the original deed, of record in Book 5268, page 321, said Register's Office, was erroneous in that the said deed conveyed the real property, as hereinbelow described, to Judi Tinnin and not to Fran P. Tinnin and wife, Judi Tinnin, as tenants by the entirety; and,

WHEREAS, the parties desire to correct the original deed to reflect the intent of the parties by quitclaiming the said property from Judi Tinnin to Judi Tinnin and husband, Fran P. Tinnin, as tenants by the entirety, to become effective on April 1, 1978, the date of the original conveyance to Judi Tinnin.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JUDI TINNIN, the GRANTOR, has, effective April 1, 1978, sold and quitclaimed unto JUDI TINNIN and husband, FRAN P. TINNIN, as tenants by the entirety, their heirs and assigns, the GRANTEES, all of the GRANTOR's right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 66 on the Plat of Ranchwood Estates, Section 3, of record in Plat Book 3300, page 59, Register's Office for Davidson County, Tennessee.
>
> SAID Lot 66 fronts 80 feet on the southeasterly margin of Rosehill Drive and extends back 430.7 feet on the northeasterly line and 436.2 feet on the southeasterly line to a line in the rear on which it measures 165.7 feet.
>
> BEING the same property conveyed to Judi Tinnin by deed from S. L. King, d/b/a K. Sales and Service Company, and wife, Dorothy P. King, of record in Book 5268, page 321, Register's Office for Davidson County, Tennessee.
>
> The mailing address for the said property is 520 Rosehill Drive, Goodlettsville, Tennessee 37072.
>
> The legal description, as hereinabove set forth, 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.

Nothing contained herein shall in any manner effect the sale and transfer of the real property, as hereinabove described, by deed from Judi Tinnin, joined by her husband, Fran P. Tinnin, to Keith Sand, of record in Book 9289, page 65, Register's Office for Davidson County, Tennessee. Ownership and title to the said real property is now vested in Keith Sand, his heirs or assigns.

This deed is intended to become effective as of April 1, 1978, and extends from that date to March 21, 1994, the date of the transfer of the said property from Judi Tinnin, joined by Fran P. Tinnin, to Keith Sand, of record in Book 9289, page 65, said Register's Office.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 27 day of July, 1994.

JUDI TINNIN

FRAN P. TINNIN

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IDENTIF. & REFERENCE

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FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDI TINNIN and FRAN P. TINNIN, 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 this the 27 day of July, 1994.

Notary C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Fran P Tinnin
AFFIANT

Sworn to and subscribed before me this the 27 day of July, 1994.

Notary C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97