BOOK 9483 PG 40

FILE BOX 3

QUITCLAIM DEED

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 27th DAY OF September, 19 94

Notary Public

MY COMMISSION EXPIRES: 5-25-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217 | 111 West College Street, Murfreesboro, TN 37130 | 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Castle Builders, Inc. (NAME)	SAME (NAME)	MAP 59-8
Lot 98, Claymille Station (ADDRESS)	P.O. Box 3067 (ADDRESS)	PARCEL 163
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Brentwood, TN 37024-3067 (CITY) (STATE) (ZIP)	13DA-68980

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, D & B Enterprises, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, ~~AND QUITCLAIMED~~ AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Castle Builders, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 98, Phase I on the Plan of Claymille Station of record in Plat Book 6900, Pages 322 and 323, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to D & B Enterprises, Inc., a Tennessee partnership composed of Bob Phillips and Diane G. Huddleston by Quitclaim Deed from Resolution Trust Corporation as Receivor of Hill Financial Savings Association of record in Book 8658, Page 205, 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 7301, Page 271, Register's Office for said County.

96577

IDENTIF. & REFERENCE

94 OCT -4 AM 8:25
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

4553 10/04 0101 03CHECK 8.00

unimproved (X)
This is improved ( ) property, known as Lot 98, Claymille Station, Nashville, TN 37207
(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 and assigns forever, and ~~we~~ covenant with the said GRANTEES that ~~we~~ are lawfully seized and possessed of said land in fee simple, have a good right to convey the same and the same is unincumbered, unless otherwise herein set out, and ~~we~~ covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the 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 hand & this 27th day of September, 19 94

D & B Enterprises, Inc.
By:
Bob Phillips

Attest: Diane G. Huddleston Holt
Diane G. Huddleston Holt

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STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Bob Phillips and Diane G. Huddleston Holt with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the _____ and _____ respectively of the D & B Enterprises, Inc. the within named bargainor, and corporation, and that they 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 Bob Phillips as such _____, and attesting the same by the said Diane G. Huddleston Holt as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 28th day of September 19 94.

My commission expires 5-25-96 Megan Greg's
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

[X] 1187 Vultee Boulevard
Nashville, Tennessee 37217

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

[ ] 245 Dover Road
Clarksville, Tennessee 37040