Mail

THIS INSTRUMENT PREPARED BY:

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

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PAR.
	Security Financial &	
Eva W. Graves	Mortgage Corp.	Map 75-10
105 Weldon Drive	12444 Powerscourt Drive, Suite 140	Parcel 18
Hermitage, TN 37076	St. Louis, MO 63131	Field Book 4D-3910

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between **DAVID W. GRAVES** hereinafter referred to as the "GRANTOR", and **EVA W. GRAVES** hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **DAVID W. GRAVES**, the GRANTOR, has this day bargained, sold and quitclaimed unto **EVA W. GRAVES**, the GRANTEE, her heirs and assigns, 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. 17 on the Plan of Hermitage Estates, as of record in Plat Book 3300, pages 70 and 71, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 17 fronts 77 feet on the west side of Weldon Drive and extends back 195 feet on the north line and 228 feet on the southerly line, which is a broken line, to a dead line in the rear on which it measures 37 feet.
>
> Being the same property conveyed to David W. Graves and wife, Eva W. Graves, by deed from Ferrell W. Robinson and wife, Joyce H. Robinson, of record in Book 7878, page 973, Register's Office for Davidson County, Tennessee. The said David W. Graves and Eva W. Graves were divorced by Final Decree entered in the 4th Circuit Court for Davidson County, Tennessee on March 16, 1993, at which time the real property, as hereinabove described, became vested in David W. Graves and Eva W. Graves, as tenants in common.
>
> The legal description, as hereinabove set forth, is the same as contained in the previous deed of record.
>
> Current mailing address for the said property is 105 Weldon Drive, Hermitage, Tennessee 37076.

The GRANTEE, **EVA W. GRAVES**, by her signature hereto, represents and warrants that she will assume the balance of the mortgage payments in favor of Security Financial & Mortgage Corporation, 12444 Powerscourt Drive, Suite 140, St. Louis, Missouri 63131, its successors or assigns, secured by a Deed of Trust on the real property hereinabove described of record in Book 8746, page 81, Register's Office for Davidson County, Tennessee, will pay all payments in a timely manner and will fully comply with all of the terms, provisions and conditions contained in the Note, Deed of Trust and other loan documents; and, the GRANTEE, **EVA W. GRAVES**, agrees to indemnify and hold harmless the GRANTOR, **DAVID W. GRAVES**, from any costs, expense or judgment relating

to any claim, demand or suit concerning the said mortgage, including the GRANTOR'S reasonable attorney's fees, court costs, and other litigation expenses.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on the 26th day and date acknowledged below.

GRANTOR

DAVID W. GRAVES

GRANTEE

EVA W. GRAVES

STATE OF FLORIDA)
COUNTY OF ORANGE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID W. GRAVES**, 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 this the 26 day of October, 1994.

NOTARY PUBLIC

My Commission Expires: Sept 22, 1996

RICHARD ALLEN CLYDE
My Comm Exp. 9/22/96
Bonded By Service Ins
No. CC227714
[X] Personally Known [ ] Other I.D.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EVA W. GRAVES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 1st day of Nov., 1994.

NOTARY PUBLIC

My Commission Expires: July 26, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Sworn to and subscribed before me this the 1st day of Nov., 1994.

NOTARY PUBLIC

My Commission Expires: July 26, 1997

94 NOV -2 AM 9:43
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

05084
IDENTIF. & REFERENCE

11/2 0401 A CHECK

8.00