THIS INSTRUMENT PREPARED BY LUTHER E. CANTRELL, JR., ATTORNEY AT LAW, P. O. BOX 190609, NASHVILLE, TN 37219-0609.

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Tawanda Baxter<br>1913 Dahlia Circle<br>Nashville, TN 37210 | SAME | 95-05<br>11<br>3D2-38820 |

BOOK 9593PG434

95 FEB 10 PM 2:57
REGISTER
DAVIDSON COUNTY, TN.

33500
IDENTIF. & REFERENCE

# QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **MICHAEL A. GOODMAN**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer, convey and quitclaim unto **TAWANDA BAXTER**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Dahlia Gardens, as of record in Book 2663, Page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael A. Goodman, by Quitclaim Deed from Brenda D. Goodman, of record in Book 8195, Page 396, Register's Office of Davidson County, Tennessee.

The purchaser, **TAWANDA BAXTER**, hereby assumes both a first and second mortgage on the property, but until the home is refinanced by the purchaser, **TAWANDA BAXTER**, the payment on the second mortgage with Commercial Credit will be made directly to **MICHAEL A. GOODMAN**, with him in turn making the payment on the second mortgage to Commercial Credit (for reference, Account No. 326876).

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this deed is $52,900.00.

**MICHAEL A. GOODMAN**

Subscribed and sworn to before me, this the 10th day of February, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-22-97

BOOK 9593 PG 435

THIS IS IMPROVED PROPERTY KNOWN AS 1913 Dahlia Circle, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

WITNESS my hand this 10th day of February, 1995.

**MICHAEL A. GOODMAN**

**TAWANDA BAXTER**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for the said State and County, the within named **MICHAEL A. GOODMAN**, the bargainor, with whom I am personally acquainted and who, upon oath, acknowledged he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee this 10th day of February, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-22-97

95 02/10 1101 03CHECK 208.72

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

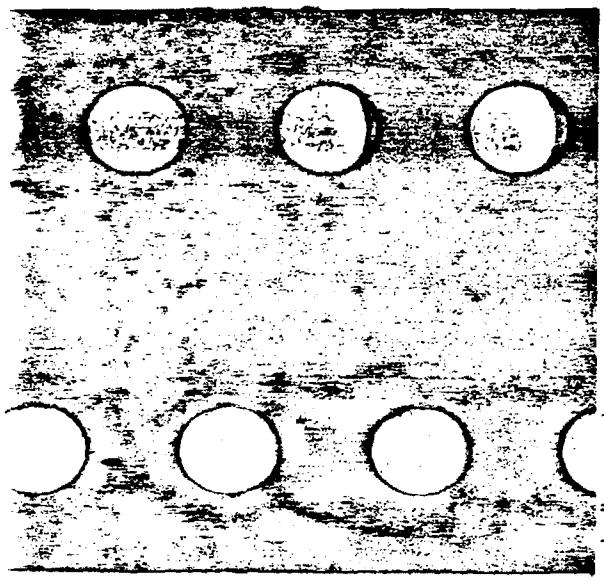
PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for the said State and County, the within named **TAWANDA BAXTER**, the bargainor, with whom I am personally acquainted and who, upon oath, acknowledged she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee this 10th day of February, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-22-97

BOOK 9593PG436



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

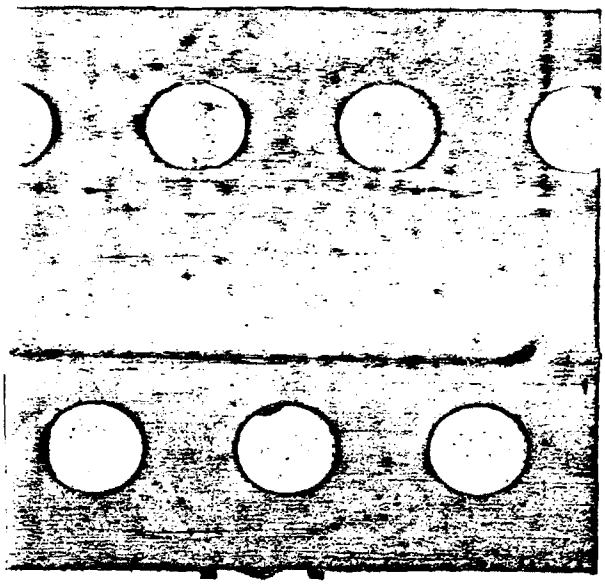
RECEIVED OF _____

FOR _____

BOOK 9593 PG 437

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|



CAMT 52900.00
CON TX 195.73
PRFEE 1.00
WDEED 12.00
CHECK 208.73
CHECK 208.73

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

02/10/95 01 02:56 0001 1015

33500
IDENTIF. ↑ REFERENCE

95 FEB 10 PM 2:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 880733