BOOK 9644 PG 912

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

File Box 24

ADDRESS NEW OWNER:
James M. Hunter and Ruby Lynn Hunter
3303 Percy Priest Drive
Nashville, Tennessee 37217

SEND TAX BILL:
To *To Mortgagee*

MORTGAGEE:
First Union Mortgage Corporation
10 S. Jefferson Street
Roanoake, VA 24011

MAP AND PARCEL:
MAP 96-16
PARCEL 145
3D-81714

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate in James M. Hunter and Ruby Lynn Hunter, married, as tenants by the entirety and dissolve the fee simple estate in James M. Hunter,

I, James M. Hunter, married hereby Quitclaim all of my interest to Harold Reeves, Trustee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 251-A on the Zone Lot Division of Lots 248, 249, 250, 251, 252 and 253 on the Plan of Larchwood Section III, of record in Plat Book 5200, Page 540, and as amended in Book 6250, Page 524, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James M. Hunter by deed from Secretary of the Housing and Urban Development, of record in Book 8089, Page 183, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by First Union Mortgage Company of record in Book 8089, Page 186, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This is improved property known as 3303 Percy Priest Drive, Nashville, TN 37217

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

And now I, the said Harold Reeves, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all of my interest to the said James M. Hunter and Ruby Lynn Hunter, as tenants by the entirety, their heirs and assigns, the same property hereinabove set forth, to which reference is here made and that the same is conveyed subject to the limitations and restrictions as may effect the premises, as above set forth. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of April, 1995. BOOK 9644 PG 913

James M Hunter

James M. Hunter

Harold Reeves

Harold Reeves, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James M. Hunter, married the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of April, 1995.

Gloria M. Floyd

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold Reeves, Trustee 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, at office, this the 12th day of April, 1995.

Gloria M. Floyd

Notary Public

My commission expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

James M Hunter

AFFIANT

Subscribed and sworn to before me this 12th day of April, 1995.

Gloria M. Floyd

NOTARY PUBLIC
My Commission Expires: 3/22/97

51301
IDENTIF. & REFERENCE

95 APR 13 PM 1:55

REGISTER
DAVIDSON CO., TN.

0523 04/13 1401 03CHECK 8.00