QUITCLAIM DEED

BOOK 9672 PG 921

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, I, Lamont D. Shelton, for the express purpose of making a conveyance to create a fee simple absolute, by these presents do hereby quitclaim and convey to Mark A. Ellmore, Jr., Trustee, all my right, title and interest in and to the following described tract of land to wit:

> Land in Davidson County, Tennessee, being the West 31' -8" of Lot 134 and the East 30 feet of Lot No. 135 on the Plan of Riverside Drive Subdivision of record in Plat Book 974, page 60 and 61, Register's Office for Davidsion County, Tennessee.
>
> Being the same property conveyed to Lamont D. Shelton, unmarried by deed from Rachel H. Rimlinger Sneed and husband, William H. sneed of record in Book 9180, page 790, Register's Office for Davidson County, Tennessee.

This is improved property known as 1712 Marsden Avenue, Nashville, Tennessee 37216.

Marita Akins Shelton, wife of Lamont D. Shelton joins in this conveyance to convey all right, title and interest she may have in the above referenced property including but not limited to marital rights.

This instrument was prepared from information furnished by the parties.

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

And now, I, the said Mark A. Ellmore, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey all my right, title and interest to Lamont D. Shelton and wife, Marita Akins Shelton, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of May, 1995.

1453 05/16 0101 03CHECK 8.00

Lamont Shelton
LAMONT D. SHELTON

Marita Akins-Shelton
MARITA AKINS SHELTON

Mark A. Ellmore, Jr. Trustee
MARK A. ELLMORE, JR., TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

95 MAY 16 AM 11:54
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
61156

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lamont S. Shelton and wife, Marita Akins Shelton, 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 at Nashville, Tennessee this 10th day of May, 1995.

1/20/99
My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Mark A. Ellmore, Jr., with whom I am 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 at Nashville, Tennessee this the 10th day of May, 1995.

5/23/98
My commission expires:

Notary Public

AFFIDAVIT

I do hereby certify that the actual, true, and correct consideration or value, whichever is greater, for this transfer is $ -0-, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Ellmore, Jr., the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 10th day of May, 1995.

5/23/98
My commission expires:

Notary Public

ADDRESS OF NEW OWNERS	SEND TAX BILLS TO	MAP/PARCEL
Lamont D. Shelton	Countrywide Funding Corp.	72-120-199
1712 Marsden Avenue	P.O. Box 10219	
Nashville, TN 37216	Vanuys, CA 91410-0219	

This Instrument Prepared By: Mark A. Ellmore, Jr., Attorney, 388 Harding Place, Suite C, Nashville, Tennessee 37211