0078051

PICK-UP

95 JUL 11 PM 12:58

REGISTER
DAVIDSON CO. TN.

BOOK 9727 PG 833

This Instrument Prepared By:

R. Eddie Davidson
Attorney at Law
222 Second Avenue North
Washington Square Two, Suite 417
Nashville, TN 37201
(615) 254-1471

QUITCLAIM DEED

New Owner	Send Tax Bill To	Map Number
Janice Matlock	Janice Matlock	05-05-0
4885 Ranier Drive	4885 Ranier Drive	Parcel Number
Old Hickory, TN 37138	Old Hickory, TN 37138	034.00

This quitclaim deed made on the 30th day of June, 1995, between Michael W. Matlock, and his ex-wife, Janice Matlock, of Nashville, Tennessee.

That for and in the consideration of the sum of One Dollars, ($1.00), the receipt of which is hereby acknowledged, Michael W. Matlock does hereby release, remise and forever quitclaim unto Janice Matlock all of his interest, if any, in that certain real property located in Davidson County, Tennessee, and more fully described as follows:

> Being Lot No. 449, Sherwood Forest, Section 4, as of record in book 4460, page 183, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Michael W. Matlock and wife, Janice Matlock by deed from Danny J. Seagraves and wife, Rebecca B. Seagraves, as of record in Book 5054, page 722, said Register's Office.
>
> This conveyance is made subject to the minimum building setback line as show on said subdivision plat.

Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

To have and to hold, all and singular the premises, with the appurtenances, unto Janice Matlock and her heirs and assigns forever.

As part of the purchase price of the above described premises, the grantee hereby expressly assumes and agrees to pay an existing mortgage evidenced by one certain trust deed dated April 11, 1974, and filed for record April 16, 1974, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4806, page 384, and note of even date thereby secured, in the original principal amount of $29,500 payable to Thomas & Hill, Inc. a West Virginia corporation.

The grantee further hereby assumes the obligation of the original Grantor-Borrowers on the Trust Deed, namely, Danny Seagraves, et ux Rebecca Seagraves, and the subsequent grantor-Borrower, Michael Matlock, Husband of Janice Matlock, new owner under this deed. under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim

payment arising from the guaranty or insurance of the indebtedness above mentioned.

In witness whereof, Michael W. Matlock has hereunto this day and year as set forth above.

Michael W. Matlock

STATE OF TENNESSEE)
COUNTY OF Davidson)

BOOK 9727 PG 834

Personally appeared before me, Rebecca R. Young, a Notary Public in and for said County and State, the within named Michael W. Matlock the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 30th day of ~~July~~ June, 1995.

Rebecca R. Young
NOTARY PUBLIC

My Commission Expires:

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value whichever is greater, for this transfer is $1.00.

_____
Affiant

Sworn to and subscribed before me, this the _____ day of _____, 1995.

My Commission Expires:
_____

_____
Notary Public

9727 0711 0101 01CASH 9.00