SEND TAX BILLS TO:
Real Estate Financing
P.O. Box 215
Birmingham, AL 35201-0050

ADDRESS OF NEW OWNER(S):
Pippin Family Trust
c/o Heritage House TN 37188

MAP: 43-5 GR: ___ PAR: 89-90

IMPROVED: ___ UNIMPROVED: ___

THIS INSTRUMENT PREPARED BY:
J. STEPHEN BROWN, PC
Attorney at Law
P.O. BOX 792, 326 N. Cumberland St.
Lebanon, Tennessee 37087

**QUITCLAIM DEED**

THAT FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, CLAYTON PEPPER, by these presents, do hereby bargain, sell, remise, release, and Quitclaim unto JOHN CLAYTON PEPPER, TRUSTEE, of THE PEPPER FAMILY TRUST, dated the 26th of July, 1995, with full power to sell, transfer, convey, mortgage, and lease without the joinder of any beneficiary, his successors and assigns, all of my right, title and interest in and to the following described tract or parcel of land:

> Being Lot No. 21 in Block "E" on the map of Crestview Estates, as of record in Book 843, page 81, RODC, Tenn. Said Lot fronts 101 feet on the west side of Cedarcrest Ave., and runs back between parallel lines 157.4 feet to a dead line.
>
> DEED REFERENCE:
> Being the same property conveyed to Clayton Pepper and wife, Sarah M. Pepper, by original deed from Joe Lee Hardin and wife, Dean B. Hardin, of record in Book 4479, Page 69, Register's Office of Davidson County, Tennessee, and quitclaim deed from Sarah M. Pepper to Clayton Pepper of record in Book 5545, Page 519, said Register's Office.

This is improved property and does not constitute the marital residence of Grantor.

John C. Pepper, Clayton Pepper, J. Clayton Pepper, and John Clayton Pepper are one and the same person.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN**

**PERFORMED AND J. STEPHEN BROWN, ATTORNEY SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.**

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th day of July, 1995.

Clayton Pepper
CLAYTON PEPPER

STATE OF TENNESSEE )
COUNTY OF Wilson )

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, **CLAYTON PEPPER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged to me the execution of the within instrument for the purposes therein contained.

WITNESS my hand at office in Lebanon, Tennessee, on this the 26 day of July, 1995.

J. Stephen Brown
NOTARY PUBLIC

STEPHEN BROWN NOTARY PUBLIC WILSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES:
10-22-95

**ACTUAL CONSIDERATION CLAUSE**

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Clayton Pepper
AFFIANT

Subscribed and sworn to before me, this the 4th day of August, 1995.

Kimberly Dale
~~NOTARY PUBLIC~~ Deputy Register

~~MY COMMISSION EXPIRES~~:

95 AUG -4 PM 12:26
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

00086299
IDENTIF. & REFERENCE

MAIL ENV.

39205 08/04/95 03CHECK 8.00