THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R4569

MAP/GROUP/PARCEL
032-13-0-046.00

NEW OWNER'S ADDRESS:
Shirley McQuiddy
4202 Brick Church Pike
Nashville, TN 37189-9146

SEND TAX BILLS TO:
Boatmen's National Mortgage, Inc.
4041 Knight Arnold Road
Memphis, Tennessee 38118-0559

95 AUG 24 AM 9:20
REGISTER
DAVIDSON COUNTY, TN.

00092646
IDENTIFICATION REFERENCE

5913 08/24 0101 03CHECK 255.42

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which his hereby acknowledged, I, Tiffani A. Degnan, a single woman, hereinafter called Grantor, do hereby transfer and convey unto Shirley McQuiddy, a single woman, their heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee.

BEING Lot No. 3 on the Plan of Timbertrail, Section 3, as of record in Book 5190, Page 745, Register's Office for said county, to which plat reference is hereby made for further description of said property.

BEING the same property conveyed to grantor herein by Quitclaim Deed of record in Book 9553, Page 889, Register's Office for said county.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except for the Deed of Trust hereinafter mentioned and except for current taxes, and encumbrances of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ASSUMPTION CLAUSE

As part of the purchase price of the above described premises, the grantee hereby expressly assume and agree to pay an existing mortgage evidenced by a Deed of Trust of Record in Book 6852, Page 478, Register's Office for Davidson County, Tennessee, in the original amount of $53,924.00, the same being payable to Boatmen's National Mortgage, Inc.

GRANTEE execute this Deed as evidence of her assuming and promising to pay the debt hereinabove described.

Tiffani A. Degnan

Shirley McQuiddy

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Tiffani A. Degnan and Shirley McQuiddy, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 16th day of August, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

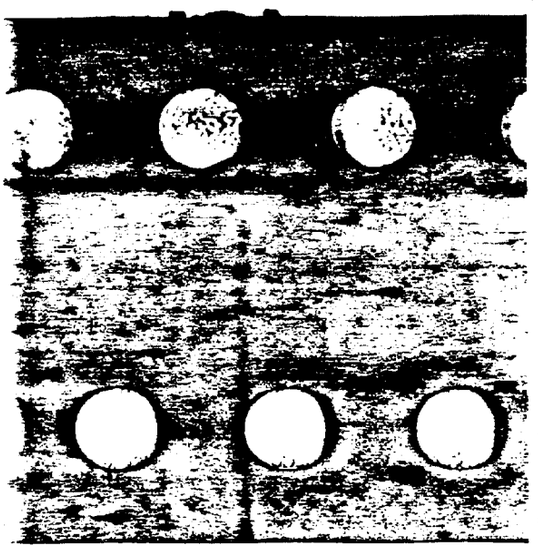
The actual consideration or value whichever is greater for this transfer is $66613.66.

AFFIANT

Sworn to and subscribed before me, this the 16th day of August, 1995.

NOTARY PUBLIC

My Commission Expires:
2-3-98



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

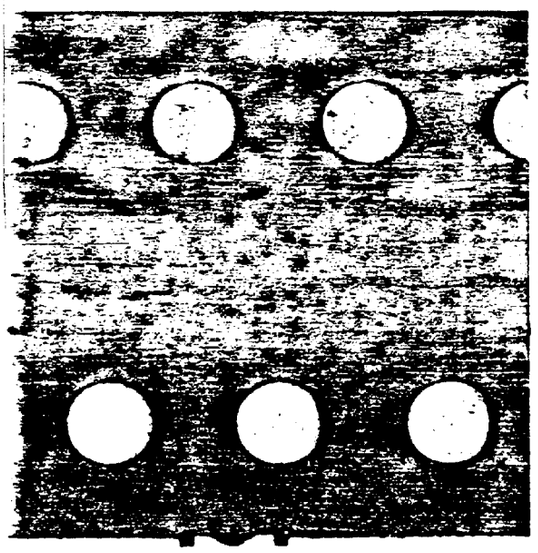
**RECEIVED OF** _____

**FOR** _____

BOOK 9771 PG 994

| | | |
|---|---|---|
| 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 66613.66
CON TX 246.42
PRFEE 1.00
MDEED 8.00
TOTAL 255.42
CHECK 255.42

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

08/24/95 01 09:20 0001 5913

0092646
IDENTIF. # REFERENCE

95 AUG 24 AM 9:20

REGISTER
DAVIDSON COUNTY, TN.

**No.** 944857