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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:
Mark E. Abernathy and Patricia M. Abernathy
634 Watsonwood Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To *To Mortgagee*

MORTGAGEE:
Norwest Mortgage, Inc.
P. O. Box 1225
Charlotte, NC 28201-1225

MAP AND PARCEL:
MAP 147-10
PARCEL 123

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 Mark E. Abernathy and wife, Patricia M. Abernathy, as tenants by the entirety and dissolve the fee simple estate in Annette Arlene Cunningham,

I, Annette Arlene Cunningham, a widow 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. 203, on the Plan of Whispering Hills, Section 2-A, of record in Plat Book 2332, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald Lewis Cunningham and wife, Annette Arlene Cunningham, by deed from Robert E. Wimpy and wife, Nancy Wimpy of record in Book 6928, Page 764, Register's Office for Davidson County, Tennessee. The said Donald Lewis Cunningham having since died.

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

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Donald Lewis Cunningham and wife, Annette Arlene Cunningham to Nationwide Lending Group, Inc., which deed of trust is recorded in the office of the Register of Deeds of Davidson County, Tennessee, in Book 6928, Page 767, and note of even date thereby secured, in the original principal amount of $72,200.00, payable now to Norwest Mortgage, Inc. And for the same consideration Grantees hereby assume the obligations of Annette A. Cunningham, under the terms of the instruments creating the loan to indemnify the Department of Veterns Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of chapter 37, title 38, of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property. The escrow account transferred to Grantees. Loan No. 087339.
THIS conveyance subject to such easements and setback lines of record in Book 2332, Page 132, and restrictive covenants of record in said Register's Office.

This is improved property known as 634 Watsonwood Drive, Nashville, TN 37211

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

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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 Mark E. Abernathy and wife, Patricia M. Abernathy, 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 25th day of August, 1995.

Annette Arlene Cunningham
Annette Arlene Cunningham

Harold Reeves, Trustee
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 Annette Arlene Cunningham, a widow 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 25th day of August, 1995.

Gene W. Flagg
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TN

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 25th day of August, 1995.

My commission expires: 3/22/97

Gene W. Flagg
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Mark E Abernathy
AFFIANT

Subscribed and sworn to before me
this 25th day of August, 1995.

Gene W. Flagg
NOTARY PUBLIC
My Commission Expires: 3/22/97

NOTARY PUBLIC AT LARGE STATE OF TN

95 AUG 29 AM 10:27

IDENTIFICATION REFERENCE

0091240

7646 08/29 0101 03CHECK 8.00