QUITCLAIM DEED

BOOK 9788 PG 330

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION ~~OR VALUE~~ WHICHEVER ~~IS GREATER~~, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST 19 95

Notary Public

MY COMMISSION EXPIRES: 5-23-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY 1187 VULTEE BOULEVARD, NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Joyner	Fleet Real Estate Funding Corp.	Map 92-2
(NAME)	(NAME)	
2710 Alameda Street	324 West Evans St.,P.O. Box 100537	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Flroence, SC 29501-0537	Parcel 136
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sabita Sugrim, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Joyner, Unmarried and Sabita Sugrim, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ~~A CERTAIN TRACT OR PARCEL OF LAND IN~~ ~~COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:~~ all their right, title and interest in and to that certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to wit:

Being Lot No 8 in Dr. O.H. Menees Subdivision of Lots 32, 33, and 34 in M. McNairy's Plan of said subdivision being of record in Book 57, page 89,. Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the Northerly side of Heffernan Street, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to John W. Joyner and Sabita Sugrim, both unmarried by Deed from Darrell K. Ranson and Anita D. Ransom, both unmarried of record in Book 9391, page 312, Register's Office for Davidson County, Tennessee. And by Quitclaim Deed from John W. Joyner, unmarried to Sabita Sugrim, Unmarried of record in Book 9611, page 860, Register's Office for said County.

This Conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to a Deed of Trust executed by Darrell K. Ransom and Anita D. Ransom, both unmarried to Warren Whiteman, Trustee (s) for The Lomas & Nettleton Company (now being serviced by Fleet Real Estate Funding Corp.), dated December 22, 1987, with an approximate unpaid balance of $34, 703.56, of record in Book 7435, page 267, of said Register's Office, which the Grantees herein herby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as 2702 Meharry Boulevard, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

~~TO HAVE AND TO HOLD THE SAID REAL ESTATE AND APPURTENANCES THEREUNTO BELONGING OR APPERTAINING UNTO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID REAL ESTATE AND HAVE A GOOD RIGHT TO CONVEY THE SAME, THAT THE SAME IS UNENCUMBERED, AND THAT WE WILL AND OUR HEIRS SHALL WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID REAL ESTATE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.~~ Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of August 19 95

Sabita Sugrim
Sabita Sugrim

BOOK 9788PG331

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 Sabita Sugrim

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28 day of August 19 95.

Commission expires 5.23.98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0097936
IDENTIF. ↑ REFERENCE

95 SEP -8 AM 8:16
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:
CUMBERLAND TITLE COMPANY
1187 VULTEE BOULEVARD
NASHVILLE, TENNESSEE 37217

1503 09/08/95 2101 CHECK

B-20