0106940

IDENTIF. & REFERENCE

This instrument was prepared by:
Leroy J. Ellis, III, Attorney at Law
306 Gay Street, Suite 200
Nashville, TN 37201

95 OCT -2 AM 10:54

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

BOOK 9812 PG 221

ADDRESS NEW OWNER AS FOLLOWS:

JOHN M. LUCAS
320 JANETTE AVE.
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:

Same

MAP-PARCEL NO:

MAP: 033-08-0

PARCEL: 125.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Teresa Rhodes, an unmarried person, by these presents do hereby quitclaim and convey unto John M. Lucas, an unmarried person, his heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land to-wit:

Located in Goodlettsville, County of Davidson, State of Tennessee, to wit: Being Lot No. 331 on the plan of Gatewood, Section 3, as of record in Book 4175, Pages 49 and 50, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description thereof.

Being the same property conveyed to John M. Lucas and Teresa Rhodes, as Tenants in Common, by Special Warranty Deed dated June 25, 1991 from The Secretary of Veterans Affairs, of record in Book 8388, Page 486, Register's Office of Davidson County, Tennessee.

By accepting this Quitclaim Deed the Grantee, John M. Lucas, assumes and agrees to pay the balance of principal, interest and all other charges owed under a certain Consumer Loan Agreement, Simple Interest Note and Security Agreement made by the said John M. Lucas and Teresa Rhodes, dated September 7, 1993, payable to the order of NationsBank of Tennessee, N.A., and secured by Deed of Trust of record in Book 9089, page 28, said Register's Office.

This is the sole and entire consideration for this conveyance.

Identification of Surveyor: The above legal description is the same as in the previous deed of record.

This is improved property, known as 320 Janette Avenue, Goodlettsville, Tennessee 37072.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to the following:

Said Deed of Trust of record in Book 9089, page 28, Register's Office of Davidson County, Tennessee.

All matters recited in said Deed of record in Book 8388, page 486, said Register's Office.

Property taxes for 1995.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29 day of June, 1995.

Teresa J. Rhodes
TERESA RHODES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Owen Elferdink, a Notary Public in and for said State and County, the within named Teresa Rhodes, 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 29 day of June, 1995.

Owen Elferdink
NOTARY PUBLIC

My Commission Expires: May 30, 1999

OWEN ELFERDINK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 9812 PG 222

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, this transfer is $21,572.06

John M. Lucas
JOHN M. LUCAS

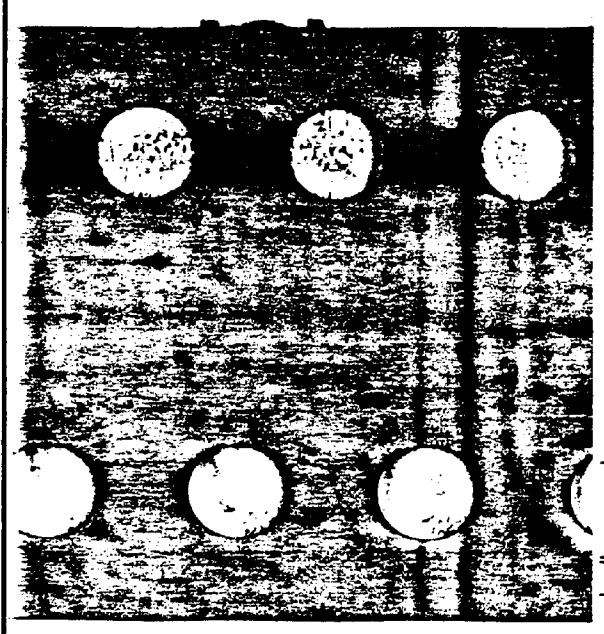
Sworn to and subscribed before me this 29 day of June, 1995.

Owen Elferdink
NOTARY PUBLIC

My Commission Expires: May 30, 1999

OWEN ELFERDINK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

1157 10/02 0101 03CHECK 88.92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

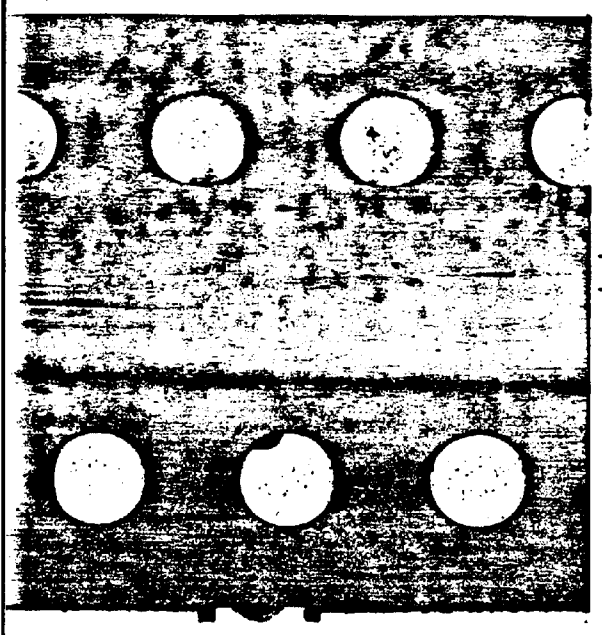
RECEIVED OF _____

FOR _____

BOOK 9812 PG 223

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	21572.06
CON TX	79.92
PRFEE	1.00
WDEED	8.00
TOTAL	88.92
CHECK	88.92

10/02/95 01 10155 2001 1167

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0106940
IDENTIF. ↑ REFERENCE

5 OCT -2 AM 10:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959960