THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
DOUGLAS A. YOHN et ux 4612 Forrest Ridge Dr. Hermitage, TN 37076	NEW OWNERS	87.13/71

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, JOSEPH ALAN YOHN, unmarried, hereinafter referred to as Grantor, does hereby Quitclaim and convey unto DOUGLAS A. YOHN and wife, SHARON A. YOHN, hereinafter referred to as Grantees, their heirs and assigns, all HIS right, title, and interest in and to the following described tract of land.:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 237 on the Plan of Valley Grove Subdivision, Section III, of record in Plat Book 5800, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Joseph Alan Yohn by Warranty Deed of Kenneth William Rothlisberger, of record in Book 8156, page 688, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO

1) ANY AND ALL CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.
2) TAXES FOR 1996 AND SUBSEQUENT YEARS.
3) RESTRICTIVE COVENANTS OF RECOR IN BOOK 6096, PAGE 287, SAID REGISTER'S OFFICE.
4) ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT BOOK 5800, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING BUT NOT LIMITED TO A 30-FOOT MINIMUM BUILDING SETBACK LINE FROM THE FRONT OF SAID LOT, AND A 10-FOOT EASEMENT FOR UTILITIES AND DRAINAGE FROM THE REAR OF SAID LOT.

This Property is known as 4612 AND 4614 FOREST RIDGE DRIVE, HERMITAGE, TN 37076

WITNESS MY HAND, THIS THE 23rd DAY OF DECEMBER, 1995.

JOSEPH ALAN YOHN

96 JAN -5 AM 9:30
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

013824.7
IDENTIF. # REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH ALAN YOHN, the within named bargainor with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 22nd day of DECEMBER, 1995.

NOTARY PUBLIC

My Commission Expires: 3-21-98

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $1.00.

Affiant

Sworn to an subscribed before me this 22nd day of DECEMBER, 1995.

My Commission Expires: 3-21-98

NOTARY PUBLIC

AFTER RECORDING, RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

Please record 1st & return to:

STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216

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