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

Book 9936 PG 579

ADDRESS NEW OWNER:
Nebo Enterprises, Inc.
P. O. Box 198634
Nashville, TN 37219-8643

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Atlantic Mortgage & Investment
4348 Southpoint Blvd., Suite 101
Jacksonville, FL 32216

MAP AND PARCEL:
MAP 96-11A
PARCEL 48 CO
3D-286321

QUITCLAIM DEED

I, Eugene E. Nebo Jr., single hereby Quitclaim all of my interest unto Nebo Enterprises, Inc., a Delaware corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No F-5 in a Horizontal Property Regime of Phase VI, Hickory Place Condominiums being part of the Unit Plan for Phases 2-8, Section I, Hickory Place Condominiums, of record in Plat Book 6250, page 795, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Eugene E. Nebo, Jr. , by deed from Beulah Joyce Phillips of record in Book 9368, Page 461, Register's Office for Davidson County, Tennessee.

This is improved property known as 342 Hickory Place, Unit F-5, Nashville, TN 37214.

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

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Hickory Place Condominiums, Phases 2-8, of record in Book 6472, page 435; Book 6476, Page 663, and as amended in Book 7015, Page 187, Register's Office for Davidson County, Tennessee.

Grantee 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 John C. Maxwell and wife, Deborah L. Maxwell to Homeland Mortgage, which deed of trust is recorded in the office of the Register of Deeds of Davidson County, Tennessee, in Book 7373, Page 46, and note of even date thereby secured, in the original principal amount of $65,500.00, payable now to Atlantic Mortgage & Investment. And for the same consideration Grantee hereby assume the obligations of Eugene E. Nebo, Jr., 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 and insurance transferred to Grantee. Loan No. 163206.

FOR THE EXPRESS PURPOSE of carrying out the intent of this conveyance, as above set out, I, Eugene E. Nebo Jr., single do hereby Quitclaim and convey all of my interest unto the said Nebo Enterprises, Inc., its successors and assigns, and we, Eugene E. Nebo Jr., single covenant with the said Grantee that the

same is conveyed subject to the limitations and restrictions as may effect the premises. 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 my hand this the 31st day of January, 1996.

BOOK 9936 PG 580

Eugene E. Nebo Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eugene E. Nebo Jr., single the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 3/22/97

4152 02/02 0101 03CHECK 8.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 10.00.

AFFIANT

Subscribed and sworn to before me this 31st day of January, 1996.

NOTARY PUBLIC
My Commission Expires: 3/22/97

0146783
IDENTIF. & REFERENCE

96 FEB -2 AM 10:51
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.