0177631

IDENTIF. ↑ REFERENCE

100:36:511

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

96 MAY -2 PM 12: 31

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

File Box 24

ADDRESS NEW OWNER:
M. Lee Barrett Jr.
976 Murfreesboro Road
Nashville, TN 37217

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 119-1
PARCEL 484
6DA-06785

QUITCLAIM DEED

We, M. Lee Barrett, Jr., and William R. Spano dba S. & B. Enterprises hereby Quitclaim all of our interest unto M. Lee Barrett Jr., his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the northerly 44 feet of Lot No. 5 and the southerly 6 feet of Lot No. 6 on the Map of Resubdivision of certain Lots in Cumberland Nurserries, of record in Plat Book 332, Page 36, Register's Office for Davidson County, Tennessee, described as follows:

SAID patts of said Lots 5 and 6 front together 50 feet on the easterly side of Foster Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to M. Lee Barrett, Jr. and William R. Spano dba S. & B. Enterprises, by deed from Robert L. Canady and wife, Marjorie C. Canady of record in Book 6544, Page 231, Register's Office for Davidson County, Tennessee.

This is improved property known as 2314 Foster Avenue, Nashville TN 37211.

This conveyance subject to a Vendor's Lien of record in Book 5836, Page 294, said Register's Office, and is not assumed by Grantee. Robert L. Canady and wife, Marjorie G. Canady are obligated to make all payments as set forth in the Deed of Trust securing the first mortgage. Should Canadys for any reason fail to pay said lien as agreed, grantees or assigns may proceed to pay same and deduct such payments from amounts due on Vendor's Lien.
Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Robert L. Canady and wife, Marjorie G. Canady of record in Book 6544, Page 231, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan.

FOR THE EXPRESS PURPOSE of carrying out the intent of this conveyance, as above set out, we, M. Lee Barrett, Jr. and William R. Spano, dba S. & B. Enterprises do hereby Quitclaim and convey all of our interest unto the said M. Lee Barrett Jr., his heirs and assigns, and we, dba S. & B. Enterprises covenant with the said Grantees 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 our hands this the 25th day of April, 1996.

S. & B. Enterprises

M. Lee Barrett Jr., partner

William R. Spano, partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me M. Lee Barrett, Jr. and William R. Spano with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they is the partners of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.. Witness my hand, at office, this the 25 day of April, 1996.

Notary Public

My Commission expires: 5/28/99

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 25th day of April, 1996.

NOTARY PUBLIC
My Commission Expires: 3/23/97

96 25/22 1101 03CHECK 8.00