R.N. 10102-181

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PAR.
Evelyn L. Hunnicutt 516 Thomas Jefferson Circle Madison, TN 37115	Same	Map 34-5A Parcel 37 Field Book GO 20624

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between DELORES JOAN MANTLO, a single woman, hereinafter referred to as the "GRANTOR", and EVELYN L. HUNNICUTT, a single woman, hereinafter referred to as the "GRANTEE";

3976 06/28 0101 03CHECK 8.00

WITNESSETH:

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DELORES JOAN MANTLO, a single woman, the GRANTOR, has this day bargained, sold and quitclaimed unto EVELYN L. HUNNICUTT, a single woman, the GRANTEE, her heirs or assigns, all the GRANTOR'S right, title and interest in and to certain real property in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, BEING Unit No. 37 as shown on the Plan of MONTICELLO MANOR, as shown on the plan of record in Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.
>
> INCLUDED in the above description, but EXCLUDED herefrom are the exterior walls of said unit as set forth in an instrument of record in Book 6643, page 958, said Register's Office.
>
> BEING the same property conveyed to Delores Joan Mantlo by deed from Tom Carver of record in Book 7835, page 730, Register's Office for Davidson County, Tennessee.
>
> The mailing address for the said property is: 516 Thomas Jefferson Circle, Madison, Tennessee 37115.
>
> The property description, as hereinabove set forth, is the same as that contained in the previous deed of record.

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

1. Taxes for the taxable year 1996 which are a lien but not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions of Monticello Manor, of record in Book 6643, page 958, Register's Office for Davidson County, Tennessee.
3. Those matters as they appear on the Plan of Monticello Manor of record in Book 6250, page 551, said Register's Office.
4. By-Laws of Monticello Manor Homeowners Association of record in Book 6643, page 950, said Register's Office.

5. Dedication of Common Areas for Monticello Manor Homeowner's Association of record in Book 6716, page 749, re-recorded in Book 6717, page 362, said Register's Office.

The GRANTEE, EVELYN L. HUNNICUTT, assumes the balance owing on a present existing mortgage in favor of the Bank of Goodlettsville in the original principal amount of $45,000.00, with a present approximate balance of $45,000.00 of record in Book 10064, page 190, said Register's Office, and agrees to indemnify and hold harmless the GRANTOR, DELORES JOAN MANTLO, from same. By her signature hereto, EVELYN L. HUNNICUTT, represents and warrants that she will not further mortgage or encumber the real property described herein unless and until the present existing first mortgage lien in favor of the Bank of Goodlettsville has been fully paid and satisfied.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on the day and date acknowledged below.

"GRANTOR"

Delores Joan Mantlo

DELORES JOAN MANTLO

"GRANTEE"

Evelyn L. Hunnicutt

EVELYN L. HUNNICUTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DELORES JOAN MANTLO and EVELYN L. HUNNICUTT, 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.

WITNESS my hand and official seal this the 27 day of June, 1996.

Patsy C. Davidson

NOTARY PUBLIC

My Commission Expires: _____

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Evelyn L. Hunnicutt

AFFIANT

Sworn to and subscribed before me this the 27 day of June, 1996.

Patsy C. Davidson

NOTARY PUBLIC

My Commission Expires: _____

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

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RECEIVED FOR REFERENCE
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FELIX ... REGISTER
DAVIDSON COUNTY, TN.