Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 10152 PG 149

FROM
BOBBY KEPHART ET UX

TO REAL SECURITY, INC, TRUSTEE

AND

FROM
REAL SECURITY, INC., TRUSTEE

TO DANIEL LEE KEPHART

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Lee Kephart (NAME)	Same (NAME)	Part of
6524 Thunderbird Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 143
Nashville Tenn 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 181

THIS INSTRUMENT WAS PREPARED BY
Service Title and Escrow Company
Suite A, 5034 Thoroughbred Lane
Brentwood, Tennessee 37027

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 1996

L. Chandler DR

Notary Public

~~MY COMMISSION EXPIRES:~~

(~~AFFIX SEAL~~)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a new ownership of a portion of an existing tract

$16.00

We, BOBBY KEPHART AND WIFE, THELMA KEPHART

by these presents do hereby quitclaim and convey unto REAL SECURITY, INC.

Our interest in

, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

See attached Exhibit "Property Description"

PICK-UP

96 AUG -9 PM 12:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

02131 31

This is ~~unimproved~~ (XX) ( ) improved property, known as Quail Creek Court, Nashville, Tennessee

(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said REAL SECURITY, INC, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto DANIEL LEE KEPHART

his IT's interest in heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 8th day of August, 19 96

Thelma Kephart

Bobby Kephart

Real Security, Inc.

By Patricia A. Carden

Trustee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Bobby Kephart and wife, Thelma Kephart, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of August 19 96.

Bonnie K. Skipworth
Notary Public

My commission expires: January 29, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Real Security, Inc., acting through its duly appointed Officer, Patricia Carden, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of August, 19 96.

Notary Public

My commission expires: 2/9/98

8/6/96

PROPERTY DESCRIPTION BOOK 10152 PG 151

TRACT NO. 2

A tract of land in the 23rd Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 181 on Tax Map 113 and also being a part of Lot No. 9 on plan of Quail Creek Estates as of record in Book 5200, Page 3, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Quail Creek Court at the common corner of Lots 9 and 10 said Quail Creek Estates; thence,

1. With the common line between Lots 9 and 10, S70°13'W, 278.00 feet; thence,

2. N55°27'W, 605.00 feet; thence,

3. S51°21'19"W, 510.66 feet to a point at the common corner of Tracts 2 and 4; thence,

4. With the line between Tracts 2 and 4, N46°11'19"W, 314.41 feet to a point at the common corner of Tracts 2 and 3; thence,

5. With the common line between Tracts 2 and 3, N31°12'43"E, 487.84 feet to a point in the south line of Tract No. 1; thence,

6. With the common line between Tracts 1 and 2 and with the center of a 50-foot Common Access and Public Utilities Easement, S44°45'E, 370.00 feet to the beginning of a curve; thence,

7. With said curve to the left (radius 57.32 feet) southeasterly a distance of 55.28 feet and having a chord bearing and distance of S72°22'30"E, 53.160 feet; thence,

8. With a curve to the right (radius 102.54 feet) southeasterly a distance of 79.73 feet and having a chord bearing and distance of S77°43'30"E, 77.732 feet; thence,

9. S55°27 'E, 375.00 feet to the beginning of a curve; thence,

10. With said curve to the left (radius 275.76 feet) southeasterly a distance of 118.16 feet and having a chord bearing and distance of S67°43'30"E, 117.257 feet; thence,

11. S80°00'E, 125.00 feet to the beginning of a curve; thence,

Tract No. 2, Continued

12. With said curve to the left (radius 125.00 feet) northeasterly a distance of 160.76 feet to a point on the southerly right-of-way line of Quail Creek Court and having a chord bearing and distance of N63°09'25"E, 149.906 feet; thence,

13. With the southerly right-of-way line of Quail Creek Court with a curve to the right (radius 100.00 feet) northwestwardly a distance of 49.62 feet; thence,

14. S43°13'E, 43.96 feet to the point of beginning and containing 225,175 square feet or 5.169 acres.

Being a part of the same property conveyed to Bobby Kephart, et ux. Thelma Kephart, by deed recorded in Book 8847, Page 643, R.O.D.C., Tennessee.

Tract No. 2 subject to a 50-foot wide Common Access and Public Utilities Easement along total length between Tracts 1 and 2.