50-A (AJB)

BOOK 10230 PG 385

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, 424 Church Street
Nashville, Tennessee 37219

Map 116-14
Parcel 112
Field Book No. BM 4206

ADDRESS NEW OWNER:

Thomas E. & Marcia R. Ledford
504 Park Center Drive
Nashville, Tennessee 37205

SEND TAX BILLS TO:

Third National Mortgage
PO Box 2628
Nashville, Tennessee 37219

QUITCLAIM DEED
OF SURVIVORSHIP INTEREST

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thomas E. Ledford, (hereinafter the "GRANTOR"), does hereby quitclaim and convey unto HomeSide Lending, Inc. (formerly d/b/a BancBoston Mortgage Corporation), (hereinafter the "GRANTEE"), its successors and assigns, all of his right, title and interest in his survivorship interest only in and to that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 504 Park Center Drive, Nashville, Tennessee.

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

This Quitclaim Deed is executed and delivered by GRANTOR and accepted by GRANTEE in partial satisfaction of the indebtedness described in and secured by the lien of that certain Judgement of record in Book 9855, page 464, Register's Office for Davidson County, Tennessee (the "Judgment").

It is the express intention of the GRANTOR and the GRANTEE that this conveyance be an absolute conveyance to GRANTEE of all of the GRANTOR'S survivorship right, title and interest in and to the property herein described. The parties do not intend to convey any present possessory right to the property. It is further the express intention of the GRANTOR and the GRANTEE that the liens described in or upon the property set forth and described in the Judgment shall not merge into the right, title and interest in and to the property herein described acquired by the GRANTEE pursuant to this Quitclaim Deed, but that such interests shall be and remain at all times separate and distinct, notwithstanding any union of said interests in the GRANTEE at any time by purchase, termination or otherwise, and that the liens described in or

upon the property set forth and described in the Judgment shall be and remain at all times valid and continuous liens against said property until GRANTEE forecloses said liens or expressly releases and/or discharges said liens by a duly executed and recorded instrument.

IN WITNESS WHEREOF, the GRANTOR has caused this Quitclaim Deed to be executed as of this 14th day of October, 1996.

Thomas E Ledford
THOMAS E. LEDFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas E. Ledford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 14th day of October, 1996.

Jean Stafford
NOTARY PUBLIC

JEAN STAFFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:
3/28/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $5,000.00.

Albert J. Bart
AFFIANT

Subscribed and sworn to before me this 11th day of October, 1996.

Darlene T. Marsh
Notary Public

DARLENE T. MARSH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
3/27/99

G:\BANKING\LEDFORD.DEE

EXHIBIT A

BEING Lot No. 26 on the Plan of W. S. Bransford's Subdivision of Lots 35, 36, 37, 42, and 43, in Division "A" Belle Meade, as of record in Book 547, page 133, Register's Office for said County.

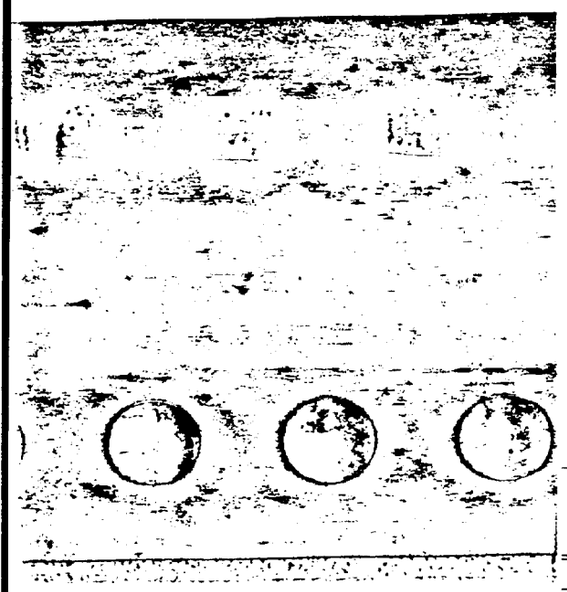
SAID Lot No. 26 fronts 100 feet on the northeasterly side of Park Center Avenue and runs back 275 feet on its south-easterly line and 279 feet on its northwesterly line to a dead line, on which it shows 100 feet. Said lot is 435.5 feet southeast of Belle Meade Boulevard.

BEING the same property conveyed to Thomas E. Ledford and wife, Marcia R. Ledford, by deed from Ray C. Nathurst and wife, Linda P. Nathurst, of record in Book 5907, page 355, Register's Office for Davidson County, Tennessee.

1760 10/18 0101 03CHECK 31.50

0237744
IDENTIF. ↑ REFERENCE

96 OCT 18 PM 4:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

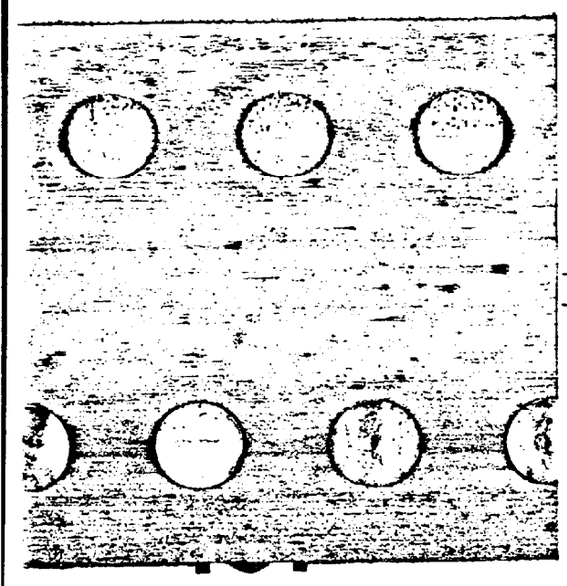
BOOK 10230 PG 388

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 5000.00
CON TX 18.50
PRFEE 1.00
WDEED 12.00
TOTAL 31.50
CHECK 31.50

10/18/96 01 16:10 0001 1760



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0237744
IDENTIF. ↑ REFERENCE

96 OCT 18 PM 4:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1078763

No. [redacted]