BK 10237 PG 445

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Rd., Suite 200
Hermitage, TN 37076
PH: (615) 883-4998

98 OCT 25 PM 1:17
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP
IDENTIFICATION REFERENCE
021 0067

ADDRESS NEW OWNER:
Daniel R. Tito and wife
Yvonne W. Tito
5513 Regatta Boulevard
Hermitage, TN 37076

SEND TAX BILLS:
To Owner

MORTGAGEE:
None

MAP & PARCEL:
098-09-0-A
004.00

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, DANIEL R. TITO and LOIS TITO, hereinafter called the Grantors, have bargained and sold, and by these presents do quitclaim and convey unto DANIEL R. TITO and Wife, YVONNE W. TITO, hereinafter called the Grantees, their heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 103 on the Plan of Lake Shore Phase One, of record in Book 6900, Page 684, Register's Office for said County, to which plan reference is hereby made for a complete legal description.

Being the same property conveyed to Daniel R. Tito, unmarried and Lois Tito, by Deed from Wayne Mayo, Inc., a Tennessee Corporation, of record in Book 7918, Page 340, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6900, Page 684, Book 7572, Page 669, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The said Daniel A. Tito joins in this conveyance for the express purpose of conveying any and all marital or other interest he may have in and to the subject property to the Grantees herein.

The said Yvonne W. Tito joins in this conveyance for the express purpose of conveying any and all marital or other interest she may have in and to the subject property to the Grantees herein.

This is improved property known as 5513 Regatta Boulevard, Hermitage, TN 37076.

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

Witness my hand this the 17th day of October, 1996.

Daniel R. Tito
DANIEL R. TITO

Yvonne W. Tito
YVONNE W. TITO

Lois Tito
LOIS TITO

Daniel A. Tito
DANIEL A. TITO

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 DANIEL R. TITO and Wife, YVONNE W. TITO and LOIS TITO and Husband, DANIEL A. TITO, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 17th day of October, 1996.

Lori Leonard
NOTARY PUBLIC

My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Daniel R. Tito
AFFIANT

Subscribed and sworn to before me this 17th day of October, 1996.

Lori Leonard
NOTARY PUBLIC

My Commission Expires: 9-18-99

1993 10:25 AM TOM DICASH 8.00