This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

File Box 24

ADDRESS NEW OWNER:
Julia Turner
610 Benton Avenue
Nashville, Tennessee 37211

SEND TAX BILL:
To *To Mortgagee*

MORTGAGEE:
Security Financial & Mortgage, Inc.
P. O. Box 31912
St. Louis, MO 63131

MAP AND PARCEL:
MAP 105-11
PARCEL 262
6DA-22095

QUITCLAIM DEED

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 fee simple estate in Julia Turner, unmarried,

I, Diane Franklin now Rand, hereby Quitclaim all of my interest to Harold Reeves, Trustee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 25, on the Plan of John W. Morton's First Subdivision, Vine Hill, of record in Plat Book 161, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Julia Turner and Diane Franklin, now Rand, by deed from Mayme L. Cecil of record in Book 8514, Page 545, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.
Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Security Financial & Mortgage Corp. of record in Book 6805, Page 721, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

Diane Franklin and Diane Franklin Rand is one and the same person. 02 02/24 0101 03CHECK 8.00

This is improved property known as 610 Benton Avenue, Nashville, TN 37211

This is the same description as in previous deed of record.

THIS conveyance subject to such limitations, restrictions and encumbrances as may affect the premises.

And now I, the said Harold Reeves, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all of my interest to the said Julia Turner, her heirs and assigns, the same property hereinabove set forth, to which reference is here made and 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 20th day of February, 1997. BOOK 10357 PG 27

Diane Franklin Rand
Diane Franklin Rand

Harold Reeves, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Diane Franklin Rand, 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 at Nashville, Tennessee, this the 20th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold Reeves, Trustee with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, at office, this the 20th day of February, 1997.

My commission expires: 3/22/97

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me
this 20th day of February, 1997.

NOTARY PUBLIC
My Commission Expires: 3/22/97

0275593
IDENTIF. ↑ REFERENCE

97 FEB 24 AM 10:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.