File B-1, F24

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

10358:896

ADDRESS NEW OWNER:
Janice Marie Sexton
1424 Sevier Court
Nashville, TN 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Fireman's Fund Mortgage
27555 Farmington Road
Framington Hills, MI 48334-3357

MAP AND PARCEL:
MAP 94-1
PARCEL 306
23W01532

QUITCLAIM DEED

We, Dennis Randall Sexton hereby Quitclaim all our interest to Janice Marie Sexton, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot 122, Shelby Village No. Two, of record in Book 1835, Page 48, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Dennis R. Sexton and wife, Janice M. Sexton by deed from Neil E. Jackson, Jr. and wife, Dorothy M. Jackson, of record in Book 8435, Page 34, Register's Office, Davidson County, Tennessee. Dennis R. Sexton and Dennis Randall Sexton is one in the same person.

This is improved property known as 1424 Sevier Court, Nashville, TN 37206.

This is same description as in previous deed of record.

This conveyance is subject to restrictive covenants filed of record in Book 2015, Page 639, said Register's Office.

This conveyance is subject to a utilities easement and minimum building setback lines of record in Book 1835, Page 48, said Register's Office.

And now we, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all our interest unto the said Janice Marie Sexton, their heirs and assigns, forever; and we, Dennis Randall Sexton covenant with the said Grantees 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 24th day of February, 1997.

Dennis Randall Sexton

0276106
IDENTIF. # REFERENCE

FILED 25 [illegible]

Book 02/25 0101 [illegible]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dennis Randall Sexton, 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 30th day of February, 1997.

Nina Lograsso
NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Diane Mellane
AFFIANT

Subscribed and sworn to before me this 30th day of February, 1997.

Nina Lograsso
NOTARY PUBLIC

My Commission Expires: 3-21-98