BOOK 10380 PG 499

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IDENTIF. & REFERENCE

~~BOX 32~~

PICK-UP

97 MAR 14 PM 1:09

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared by:
Eric V. Helmers,
721 First American Center
Nashville, TN 37237-0721

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric V. Helmers Samuel M. Ballesteros	First Trust Mortgage Company	091-5-177
4369 Chickering Lane	6525 Quail Hollow	12W-07740
Nashville, Tennessee 37215	Memphis, Tennessee 38120	

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Cheryl L. Ballesteros and Samuel M. Ballesteros by these presents does hereby quitclaim and convey unto Eric V. Helmers and Samuel M. Ballesteros, as tenants in common, his successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, BEING Lot No. 11 on the Plan of West Park Subdivision, 5th Addition, of record in Book 3500, page 94, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Samuel M. Ballesteros and wife, Cheryl L. Ballesteros by deed from Paul B. Owen and wife, Melissa D. Owen of record in Book 10300, page 489, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 3500, page 94; restrictions of record in Book 3709, page 219; all of record in the Register's Office for Davidson County, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

Subscribed and sworn before me, this the 14th day of March, 1997

Affiant

My Commission Expires: 1-27-2001

Notary Public

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

This is improved property, known as 6114 Terry Drive, Nashville, TN 37209.

~~TO HAVE AND TO HOLD~~ the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, ~~to warrant and forever defend the title~~ to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever, used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14 day of March, 1997.

Samuel M. Ballesteros

Samuel M. Ballesteros

Cheryl L. Ballesteros

Cheryl L. Ballesteros

7027 03-14-97 09:01 OCHECK

Personally appeared before me Kim Fleming, a Notary Public in and for said County and State, Sameul M. Ballesteros and Cheryl L. Ballesteros the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 14th day of March, 1997.

Kim Fleming

Notary Public

My Commission Expires: 1-27-2001