This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

File Box 24

ADDRESS NEW OWNER:
Danny Keith Ellis
615 Woodland Street
Nashville TN 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Nationwide Mortgage
P. O. Box 9481
Gaithersburg, MD 20898-9481

MAP AND PARCEL:
MAP 83-2
PARCEL 37
27W-23770

QUITCLAIM DEED

Resource², Inc. hereby Quitclaims all of its interest unto Danny Keith Ellis, unmarried, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the easterly 55 feet of the westerly 116 feet of Lot No. 4 on the Plan of H. M. Doak's Subdivision, of record in Book 332, Page 22, to which plan reference is made for a more complete description.

BEING the same property conveyed to Resource², Inc. by Special Warranty Deed of record in Book 10381, Page 36, from James Bryan Lewis, Guardian Ad Litem of the minor children of Mary L. Johnson, deceased, known as Timothy Johnson, Jr., Tyreece Johnson and Terrance Johnson in accordance with the Order of the Probate Court for Davidson County

This is improved property known as 1425 Greenwood Avenue, Nashville, TN 37206.

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

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Floyd H. Mason and wife, Barbara B. Mason to Veterans Administration, which deed of trust is recorded in the office of the Register of Deeds of Davidson County, Tennessee, in Book 6534, Page 140, and note of even date thereby secured, in the original principal amount of $36,150.00, payable now to First Nationwide Mortgage. And for the same consideration Grantees hereby assume the obligations of Timothy L. Johnson, under the terms of the instruments creating the loan to indemnify the Department of Veterns Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of chapter 37, title 38, of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property. The escrow account transferred to Grantee. Loan No. 312978-0.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

FOR THE EXPRESS PURPOSE of carrying out the intent of this conveyance, as above set out, Resource², Inc. does hereby Quitclaim and convey all of its interest unto the said Danny Keith Ellis, unmarried, his heirs and assigns, and Resource², Inc. covenants with the said Grantee 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 my hand this the 14th of March, 1997.

Resource², Inc.

Amy Christison Pres.

Amy Christison, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Amy Christison 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, and who further acknowledged that she is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 14th day of March, 1997.

Notary Public

My Commission expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 1/27/2001

7327 03/14 0101 03CHECK 8.00

0283228

IDENTIFICATION

07 MAR 14 PM 3:47

FELIX DELK REGISTER
DAVIDSON COUNTY, TN.