STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ —
Frances B. Pounders
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 10th DAY OF July 1997.
Deputy Register

THIS INSTRUMENT PREPARED BY:
Volunteer Legal Services
935 F Woodland Street
Nashville, Tennessee 37206

From: Frances B. Pounders
To: Robert Vance Benjamin Pounders,III

New Owner Address:	Send Tax Bills:	Map-Parcel:
Robert V.B.Pounders,III 2661 Barclay Drive Nashville, Tennessee 37206	2661 Barclay Dr. Nashville, Tn. 37206	61 - 11

Mail

QUICKCLAIM DEED

BOOK 10525 PG 55

FOR AND IN CONSIDERATION OF satisfaction of Promissory note and Mortgage Deed dated August 16, 1995, in the amount of $40,000.00 recorded in Book 9764 , Page 167, R. O. D. of Davidson County, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Frances B. Pounders, hereinafter called the Grantor, has bargained and transferred and by these presents do transfer and convey unto Robert Vance Benjamin Pounders, III, with full power to convey, transfer and encumber without the joinder of beneficiary, hereinafter the GRANTEE, its successors and assigns, certain real property, together with all improvements constructed thereon, located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee being Lot No. 111 on the Plan of Eastdale Place, being a subdivision of the William Williams Lands on the Gallatin Turnpike of record in Book 547, Pages 29 and 30, Register's Office for Davidson County, Tennessee.

SAID Lot No. 111 fronts 80 feet on the northerly side of Riverwood Drive and runs back between parallel lines which measures 200 feet to a dead line in the rear measuring 80 feet thereon.

BEING the same property conveyed to Betty J. Pinkelton by deed from John T. Fyke, Jr. land wife, Pam P. Fyke of record in Book 7805, Page 598, Register's Office for Davidson County, Tennessee.

BEING the property conveyed to Frances B. Pounders by deed from Betty J. Pinkelton of record in Book 7952, Page 236, Register's Office for Davidson County, Tennessee.

Property more commonly known as: 1123 Riverwood Drive, Nashville, Tennessee.

Quickclaim Deed

And now, said Frances B. Pounders, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quickclaim and convey unto Robert Vance Benjamin Pounders, III, heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, together with all rights, privileges, appurtenances and hereditaments thereunto belonging or in anywise appertaining to GRANTEE, its successors and assigns, in fee simple forever.

GRANTOR covenants with GRANTEE that it is lawfully seized and possessed of said real property and has a good right to convey it, and said real property is unencumbered except for assumable loan with First Tennessee Bank, which is being assumed by Grantee and such matters as appear of record in the Register's Office for the county of Davidson, Tennessee. GRANTOR further covenants and binds herself, her successors and assigns to warrant specially and forever the title to said real property to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, other than claims arising out of the encumbrances described above, but not further or otherwise.

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 9th of July, 1997.

"GRANTOR" Frances B. Pounders
Frances B. Pounders

Personally appeared before me, the undersigned, a notary public in the county of Davidson, State of Tennessee, the within named Frances B. Pounders, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

(seal) Lisa J. Bond

My commission expires: 3-27-99

NOTARY PUBLIC AT LARGE DAVIDSON

97 JUL 10 PM 2:58

REGISTER DAVIDSON COUNTY, TN

2981 07/10 0101 CASH

0324964 IDENTIF. ↑ REFERENCE