BOOK 10884 PG 164

This Instrument Prepared By:
Mark A. Ellmore
Suite C, 388 Harding Place
Nashville, Tennessee 37211

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, I, Denny R. Marion, with the express purpose of making a conveyance to create a fee simple, by these presents do hereby quitclaim and convey to Mark A. Ellmore, Jr., Trustee, all of my right, title and interest in and to the following described tract of land to wit:

Land in Davidson County, Tennessee, being Lot No. 156, on the Plan of Section Four, Terragon Trails, of record in Book 5050, page 57, Register's Office for Davidson County, to which reference is made for a more compclete description.

Being the same property conveyed to Denny R. Marion, married, by deed from Robert W. Beaird and wife, Sharon K. Beaird of record in Book 8792, page 862, Register's Office for Davidson County, Tennessee.

Tracey C. Marion, wife of Denny R. Marion, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

3414 04/13 0101 03CHECK 8.00

This instrument was prepared from information furnished by the parties.

This is improved property known as 4725 Miners Cove, Antioch, TN 37013.

And now, I, the said Mark A. Ellmore, Jr., Trustee for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title and interest I hold as Trustee as follows to Denny R. Marion and wife, Tracey C. Marion.

WITNESS my hand and seal on this 4th day of April, 1998.

DENNY R. MARION

TRACEY C. MARION

MARK A. ELLMORE, TRUSTEE

STATE OF N.C
COUNTY OF Forsyth

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 APR 13 PM 3:53
IDENTIFICATION REFERENCE
04249 12

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Denny R. Marion and wife, Tracey C. Marion, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at King, North Carolina, this the 4th day of Arpil, 1998.

7-4-99
My commission expires:

Notary Public

OFFICIAL SEAL
Notary Public, North Carolina
County of Forsyth
MARILYN S. HALE
My Commission Expires 7-4-99

BOOK 10884 PG 165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Ellmore, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of April, 1998.

3/23/2002
My commission expires:

Lynda Kaye Jones
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I do hereby certify that the actual, true, and correct consideration or value, whichever is greater, for this transfer is $0.00, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A Ellmore, Jr, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of April, 1998.

3/23/2002
My commission expires:

Lynda Kay Jones
Notary Public

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
Denny R. Marion	First Union Mortgage Corp.	
Rte. 6, Box 467, Nance Road	1100 Corporate Center Dr.	149-09-201
King, NC 27021	Raleigh, NC 27607-5066	