59

QUITCLAIM DEED

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.

N0998-046R

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Kelly Dorsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: ~~September 30, 1998~~ 10-31-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gratton Taylor (NAME)	FIDELITY MORTGAGE, INC. (NAME)	MAP 75-10
206 Tyler Drive (ADDRESS)	8044 Montgomery Road, Suite 460 (ADDRESS)	PARCEL 79
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Cincinnati, OH 45236 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gratton Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND QUITCLAIMED, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gratton Taylor and Gratton Taylor, Jr., both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 129, Heritage Estates, as shown by plat and survey of record in Plat Book 3300, page 70 and 71, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEGINNING at a point in the southerly margin of Tyler Drive, at the corner of Lots 128 and 129; thence with the line between said lots, southwesterly 131.4 feet to a point; thence southeasterly 140.3 feet to the westerly margin of Gordon Lane; thence with the margin of the same, northeasterly 99.4 feet to the beginning of a curve; thence around said curve, northerly 39.3 feet to the margin of Tyler Drive; thence with the margin of the same northwesterly 97.4 feet to the point of beginning.

Being the same property conveyed to Gratton Taylor and wife, Lorene J. Taylor by deed dated October 22, 1991 of record in Deed Book 8510, page 676, Register's Office for Davidson County, Tennessee. The said Lorene J. Taylor died on January 20, 1992, leaving Gratton Taylor vested with the entire fee simple title to subject realty as the surviving tenant by the entirety.

This conveyance is subject to any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

unimproved ( )
This is improved (X) property, known as 206 Tyler Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of September, 19 98

Gratton Taylor
Gratton Taylor

BOOK 11157 PAGE 324

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gratton Taylor

the bargainor _____, 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. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of September, 19 98.

Commission expires ~~September 30, 1998~~ 10-31-01

Notary Public

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0500155

IDENTIF. A REFERENCE

98 OCT 15 PM 1:37

R.L. GOODLETT REGISTER
DAVIDSON COUNTY, TN.

3830 10/15 0101 03CHECK

10.00