Prepared by Brenda S. Carpenter

BOOK 11296 PAGE 538

M & P
149-05-0 090.00

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 2nd day of NOV, 1998 by first party, Michael A. Carpenter & Brenda S. Carpenter whose post office address is 230 Akin St. LaVergne, TN 37086

New Owner to second party, Brenda Smith (formerly Brenda S. Carpenter)
Tax Bills whose post office address is 7513 Rountree, Murfreesboro, TN 3712[illegible]

WITNESSETH, That the said first party, for good consideration and for the sum of 0 Dollars ($ 0) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee to wit: 4905 Barclay Square Drive Antioch, TN (See attached description)

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Dee Boling
Signature of Witness

Dee Boling
Print name of Witness

Beverly Millspaugh
Signature of Witness

Beverly Millspaugh
Print name of Witness

X Michael A. Carpenter
Signature of First Party

Michael A. Carpenter
Print name of First Party

Brenda S. Carpenter
Signature of First Party

Brenda S. Carpenter
Print name of First Party

State of _____

APMP22MP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

County of Mt Pleasant
On 11-05-98 before me, Charles A. Hicks appeared Brenda S. Carpenter
Michael A Carpenter personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Charles A Hicks
Signature of Notary

Affiant X Known ___ Produced ID
Type of ID _____
(Seal)

Brenda S Carpenter
Signature of Preparer

Brenda S. Carpenter
Print Name of Preparer

513 Roundtree
Murfreesboro, TN 37129
Address of Preparer

State of _____
County of _____
On _____ before me, _____, appeared
_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

PICK-UP

Signature of Notary

Affiant ___ Known ___ Produced ID
Type of ID _____
(Seal)

25444 01/13/99 0101 03CHECK 14.00

99 JAN 13 PM 2:25

RUTHERFORD COUNTY, TN.
REGISTER'S OFFICE

05366608

IDENTIF. & REFERENCE

APMF22RT

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

95261395

BOOK 11296 PAGE 540

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ [illegible]
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF November, 19 94
Notary Public
MY COMMISSION EXPIRES May 16, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson, Attorney, 7100 Executive Center Dr., #150, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael A. Carpenter (NAME)	BancBoston Mortgage Corporation (NAME)	149-05-0 090.00
4905 Barclay Square Drive (ADDRESS)	P.O. Box 45298 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Jacksonville, Florida 32232-5298 (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, Walter R. Johnson and wife, Rita T. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Carpenter and wife, Brenda Carpenter

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

Being Lot 110, on the Plan of Terragon Trails, Section One of record in Plat Book 4860, Page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Walter R. Johnson and wife, Rita T. Johnson by deed of record in Book 7820, Page 86, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 4964, Page 406 and Book 5066, Page 836, said Register's Office.

The plan of record in Book 4860, Page 61, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, 30 foot minimum building setback line from Barclay Square Drive, a 10 foot easement for public utility and drainage along the Southwesterly rear line(s), and a 5 foot easement for public utility and drainage along the Southeasterly rear line(s) of said lot and a 2.5 x 25 foot utility anchor easement located on the Northwesterly corner of said lot.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to BancBoston Mortgage Corporation or record in Book 5991, Page 692,m said Register's Office with a present unpaid balance of approximately 41,665.44, which the Grantees herein assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

unimproved ( )
This is improved (X) property, known as 4905 Barclay Square Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 15th day of November 19 94

Walter R. Johnson

Walter R. Johnson

Rita T. Johnson

Rita T. Johnson