BOOK 11554 PAGE 172

9524 -24B

[ADDRESS NEW OWNERS:	[TAX BILLS TO:] MAP-PARCEL NOS.]
[Rodney Moore	[Atlantic Mtg. &]]
[P.O. Box 111658	[Investment Corp] Map 148-08]
[Nashville, TN 37222-1658	[7159 Corklan Dr] Parcel 169]
[	[Jacksonville, FL 32258]
[This instrument prepared by: Joseph V. Ferrelli, Attorney]	
[104 Woodmont Blvd., Suite 115, Nashville, TN 37205]	
[ ]	

Q U I T C L A I M D E E D

Know all persons by these presents, that Barbara W. Benninger, a single person (hereinafter referred to as the "Grantor"), do hereby bargain, sell, quitclaim and convey unto Rodney Moore, a single person (hereinafter referred to as the "Grantee"), all of its interest in the following described real estate located in Nashville, Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Terragon Trails of record in Plat Book 5200, page 18, Register's Office for said County.

Said Lot No. 3 fronts 69.40 feet on the broken northwesterly margin of Tarragon Trail and extends back 115.36 feet on the northeasterly line and 112.83 feet on the southwesterly line to a dead line in the rear, measuring 75.46 feet thereon.

Being the same property conveyed to Barbara W. Benninger, unmarried by Warranty Deed from Rodney Moore, unmarried of record in Book 11032, page 83, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4712 Terragon Trail, Antioch, Tennessee 37013.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, page 18, said Register's Office, which plan shows a 20 foot minimum building setback line from Terragon Trail and 10 foot easement for public and drainage purposes along the rear line(s) of said lot, and a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot; restrictive covenants of record in book 5179, page 214, said Register's Office.

Part of the consideration for this transfer is the agreement of the Grantee to assume the indebtedness secured by a Deed of Trust of record in Book 7183, page 284, Register's Office for Davidson County, Tennessee.

0606740

IDENTIF. & REFERENCE

99 JUL -1 PM 4:45

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for this transfer is $1.00.

Affiant

[Subscribed and sworn to before me this 30th day of June, 1999.

Notary Public

My Commission Expires: 9/23/2000

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of June, 1999.

Barbara W. Benninger

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Barbara W. Benninger, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 1999.

Notary Public

My Commission Expires: 9/23/2000

1554 07/01 0101 003HEDK 10-00