95-05251

NCL

PREPARED BY AND RETURN TO:

Lender's Title & Escrow LLC 99 OCT 11 PM 1:55

501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
Ph. (615) 778-9255 Fax (615) 778-9015

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ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven D. Larson 1910 Long Avenue Nashville, TN 37206 99-1-248	Countrywide Home Loans P.O. Box 10212 Van Nuys, CA 91410-0212

TAX MAP - PARCEL NUMBERS: 94-02-0-167.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, **I, THOMAS D. LARSON**, have this day quitclaimed, and by these presents do hereby quitclaim, transfer and convey unto **STEVEN J. LARSON**, unmarried, his heirs and assigns, all of my right, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

BEING THE NORTHERLY 150 FEET of Lot 12 on the Plan of United Electric Railway's Addition, of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee, said part of Lot No. 12 fronts 50 feet on the southerly side of Long Avenue and runs back between parallel lines, 150 feet to an alley.

BEING THE SAME PROPERTY CONVEYED to Thomas D. Larson and Steven J. Larson, both unmarried, by Warranty Deed from Restoration Associates and recorded in Book 10887, page 7, Register's Office for Davidson County, Tennessee.

This property commonly known as: 1910 Long Avenue, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

TITLE TO THE AFOREDESCRIBED PROPERTY is vested in Thomas D. Larson and Steven J. Larson, Misty Lynn Larson, wife to Thomas D. Larson, hereby joins into the execution of this Quitclaim Deed for the purpose of conveying any rights, title or interest she may have in said property by virtue of her marriage to Thomas D. Larson, but does not undertake any of the other obligations set forth in this instrument or referred to herein.

WITNESS OUR HANDS this 24th day of September, 1999.

THOMAS D. LARSON

Misty Lynn Larson
MISTY LYNN LARSON

STATE OF TENNESSEE WILLIAMSON COUNTY

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, **THOMAS D. LARSON**, with whom I am personally acquainted (or proved with sufficient evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 24 day of September, 1999.

My commission expires:
3/17/2002

Notary Public

STATE OF TENNESSEE WILLIAMSON COUNTY

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, MISTY LYNN LARSON, with whom I am personally acquainted (or proved with sufficient evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 24 day of September, 1999.

My commission expires:
3/17/2002

Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 12,000.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 24 day of September, 1999.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 24 day of September, 1999.

My commission expires:
3/17/2002

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0645251

OCT 11 PM 1:55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1526296