BOOK 11731 PAGE 449

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 19 99

Notary Public

MY COMMISSION EXPIRES: 4/16/2000
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-1089

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Thomas Seat	GMAC Mortgage Corporation	071-15-0-318.00
(NAME)	(NAME)	
1216 North 2nd Street	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(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, ERBan Commercial Realty, LP and Richard O. Quill, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Thomas Seat , an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville Lots 71 to 168 inclusive, of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being that same property conveyed to Gloria B. Quill and Sharon B. Tillman by deed from Curtis C. Brooks and wife, Grady A. Brooks of record in Book 8890, Page 78, said Register's Office. Sharon B. Tillman having Quit Claimed her interest in the subject property to ERBan Commercial Realty, LP by Quit Claim Deed of record in Book 11273, Page 241, said Register's Office. Gloria B. Quill died a resident of DeKalb County, Georgia on October 14, 1997. The Last Will & Testament of Gloria Buchi Quill (one and the same as Gloria B. Quill) was admitted by Order for Ancillary Probate in the Seventh Circuit court of Davidson County, Tennessee, Probate Division on January 26, 1999. Richard O. Quill, Jr. conveys the subject property as the sole beneficiary of the Estate of Gloria Buchi Quill.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

99 NOV -4 AM 8:33
REGISTER
DAVIDSON CO. TN.

06541135

unimproved ( )
This is improved (X) property, known as 1216 North 2nd Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

2820 01 OCHECK 149.75

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 my hand this 27th day of October, 19 99

ERBan Commercial Realty, LP
By: Busci, Inc., General Partner
Adam N. Fotre Authorized Agent

Richard O. Quill, Jr. by J.N. Fotre, III, his attorney in fact
attorney in fact

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Busci, Inc., General Partner by Julian N. Fotre III author agent and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General partner and _____ respectively of the ERBan Commercial Realty, LP the within named bargainor, and corporation, and that he as such General Partner 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 Busci, Inc., General Partner by Julian N. Fotre III authority agent as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 27th day of October 19 99 .

My commission expires 4/16/2002 _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 27 day of October, 19 99, personally appeared before me, _____ J.N. Fotre, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Richard O. Quill, Jr. and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 27 day of October 19 99

My commission expires 4/16/2002 _____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11731 PAGE 451

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

135
06541 REFERENCE

99 NOV -4 AM 8:34
REGISTER'S
DAVIDSON CO. TN.

CAMT	37500.00
CON TX	138.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	149.75
CHECK	149.75

11/04/99 01 08:35 0001 7820

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535558