BOOK 11745 PAGE 791

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

Virginia Poag
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September 1999.

Kimberly Gates
Deputy Register

Jan Bills
Suntrust Mtg Inc.
Box 530718
Atlanta, GA 30353-0718

M+P
161-10-B
151

A298-10
R298-04

QUITCLAIM DEED

2174 11/17 0101 03CHECK 14.00

THIS QUITCLAIM DEED, Executed this 28th day of December, 1998 (year),

by first party, Grantor, Darrell W. Lange

whose post office address is 5253 Village Trace, Nashville, TN 37211

to second party, Grantee, Virginia F. Lange

whose post office address is 5253 Village Trace, Nashville, TN 37211

new owner

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:

Any and all property and marital interest of property at 5253 Village Trace, Nashville, TN 37211. I submit before God I wish this for my wife whom I dearly love.

Virginia M. Poag is one and the same as Virginia F. Lange. See exhibit 'A' for description.

AKHF
(1)

(Revised 3/98)

99166

If your state requires 8 ½" x 11" forms, cut off the bottom of this page at the dotted line.

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

99 NOV 17 PM 12:59

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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:

Signature of Witness

Signature of First Party

Michael Miller
Print name of Witness

Darrell W. Lange
Print name of First Party

Jacqueline Barkley
Signature of Witness

Signature of First Party

JACQUELINE BARKLEY
Print name of Witness

Print name of First Party

State of TN }
County of Davidson
On 12-28-98 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.

Signature of Notary
Comm expires 4-16-02

Affiant ____Known ✓ Produced ID
Type of ID TN DL
(Seal)

State of TN }
County of Davidson
On 12-28-98 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.

Signature of Notary

Affiant ____Known ____Produced ID
Type of ID _____
(Seal)

Signature of Preparer
Darrell W. Lange
Print Name of Preparer

Address of Preparer

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"Exhibit A"

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BOOK 11745 PAGE 793

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 108,175.00

Virginia M. Poag
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
13th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: 5-25-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
111 W. College Street, Murfreesboro, TN 37130 — EDWARD SEDDON, ATTORNEY AT LAW — [redacted]-0136
3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia M. Poag	Union Planters Bank	MAP 161-10-B
(NAME)	(NAME)	
5253 Village Trace	401 Union Street	PARCEL 151
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, Tennessee 37219	
(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, Fox Ridge Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia M. Poag, unmarried

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 No. 11 on the Plan of Villages of Brentwood, Phase Twelve of record in Plat Book 7900, Page 713, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc. by Deed from Walter R. Nipper, Jr., unmarried, of record in Book 9269, Page 539, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6143, Page 11 and Book 7207, Page 251, Register's Office for said County.

Subject to an Ingress-Egress Easement to cemetery of record in Book 3501, Page 604, Register's Office for said County.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

unimproved ( )
This is improved (X) property, known as 5253 Village Trace, Nashville, TN 37211
(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 13th day of September 19 95

Fox Ridge Homes, Inc.
By: Alphonse H. Davis
Alphonse H. Davis, CEO

Attest: Deborah P. Buford
Deborah P. Buford, Vice President