Address New Owner:	Map-Parcel Numbers:
Daphne D. Dunn 1420 Electric Avenue Nashville, TN 37206	094-01-0-470.00 Instr:200001210007143 Page: 1 OF 2 REC'D FOR REC 01/21/2000 10:08:39AM RECORD FEE: $10.00 M. TAX: $0.00 T. TAX: $0.00
Send Tax Bills To:	Address of Mortgagee:
Same	AMERICA'S WHOLESALE LENDER 4500 PARK GRANADA CALABASAS, CA 91302-1613
This instrument prepared by: BLACKBURN & McCUNE, P.C., 201 4th Avenue North, Suite 1700, Nashville, Tennessee 37219.	

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Two Thousand Dollars ($2,000.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Ronald L. Quillen (the "Grantor"), by these presents do hereby sell, assign, and forever quitclaim unto Daphne D. Dunn (the "Grantee"), all of Grantor's rights, titles, and interests in and to certain tracts or parcel of real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the plan of Shelby Village No. Two, of record in Plat Book 1835, page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 60 feet on the southerly margin of Electric Avenue and extends back 115.1 feet on the easterly line an 115.5 feet on the westerly line to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Daphne D. Dunn and Ronald L. Quillen, Tenants in Common, by deed from Thomas Staten, Sumner Co., Brenda Archbold, Sumner Co., Wallace Tidwell, Rutherford Co., or Fred Zweifel, Davidson Co., TN, dated May 25, 1993, and recorded in the Register's Office of Davidson County, Tennessee. **

In consideration of said monies, Grantor further agrees to vacate the property within ten days of the date of execution of this document. This property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS the hand of the Grantor, this 15 day of December 1999.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Ronald L. Quillen

Personally appeared before me, Tracy A. Hobby, a Notary Public in and for said County and State, the within named Ronald L. Quillen, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 15th day of December 1999.

Notary Public

My Commission Expires: [illegible]

My Commission Expires 9/16/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $2,000.00.

Ronald L. Quillen

Subscribed and sworn to before me this 15 day of December, 1999.

Notary Public

My Commission Expires: Commission Expires 9/16/2001

**Further described as the same property conveyed to Daphne D. Dunn and Ronald L. Quillen, Tenants in Common, by deed dated 5/25/93 by deed from Secretary of Veterans Affairs of record in Book 8959, Page 128, Register's Office for Davidson County, Tennessee.

RECORD AND RETURN TO:
NASHVILLE, ESCROW COMPANY
2209 CRESTMOOR ROAD, SUITE 220
NASHVILLE, TN 37215
(99-925)