Davidson County DEEDQC
Recvd: 06/14/02 10:45 2pgs
Fees:12.00 Taxes:0.00
20020614-0072473

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

QUITCLAIM DEED

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
SHAUNETTA BRINKLEY 3104 Conviser Drive Nashville TN 37207	Washington Mutual P.O. Box 660139 Dallas, TX. 75266-0139	60.12, 214

FOR AND IN CONSIDERATION of the sum of *Ten Dollars ($10.00),* cash in hand paid and other good and valuable consideration, **including the assumption of a lien secured by a Deed of Trust of record in Book 7559, Page 433, Register's Office for Davidson County, Tennessee, in the original sum of $49,700.00**, the receipt of which is hereby acknowledged, **ANDREW L. HEREFORD**, hereinafter referred to as "*Grantor*", has this day bargained and sold, and does hereby transfer and convey unto the said **SHAUNETTA BRINKLEY**, hereinafter referred to as "*Grantee*", her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 12-B, Zone Lot Division, Lot Nos. 12, 13, 23 and 24, Section II, Adanaroc Subdivision, as of record in Book 6050, Page 211, amended in Book 6200, Page 616, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Andrew L. Hereford by deed from Rena C. Ellzy dated October 29, 1997, and filed for record in Book 10669, page 217, Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the current year that are assumed by 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 governmental and zoning regulations.

THIS CONVEYANCE IS FURTHER SUBJECT TO a lien of a deed of trust of record in Book 7559, Page 433, Register's Office for Davidson County, Tennessee, in the original sum of $49,700.00, which the Grantee hereby assumes and agrees to pay by accepting delivery hereof. The Grantor hereby transfers to the Grantee all right, title and interest in and to that certain escrow account held on deposit by FT Mortgage Companies d/b/a First Tennessee Mortgage for the benefit of the aforedescribed deed of trust of record and which funds are currently held by Washington Mutual Bank.

The subject property is not the principal place of residence of Grantor, Grantor's spouse or any minor children of the Grantor.

This is improved property known as 3104 Conviser Drive, Nashville, Davidson County, Tennessee 37207.

WITNESS MY HAND this 6 day of June, 2002.

ANDREW L. HEREFORD

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ -0-.

Sworn to and subscribed before me on this the 6 day of June, 2002.

NOTARY PUBLIC

My Comm. Expires: 7.21.04

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, ANDREW L. HEREFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 6 day of June, 2002.

NOTARY PUBLIC

My Comm. Expires: 7.21.04

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