PREPARED BY

Patricia G. Crawford
804 Virginia Ave.
Nashville, Tn 37216

Send tax bill to same

M & P
61-10-80

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Davidson County DEEDQC
Recvd: 12/06/07 13:26 4 pgs
Fees:22.00 Taxes:0.00

20071206-0141419

Date of this Document: July 10, 2007

Reference Number of Any Related Documents: _____

Grantor:

Name Patricia G.C. Moore
Street Address 804 Virginia Ave.
City/State/Zip Nashville, Tn 37216

Grantee: + NEW OWNER + SEND TAX BILLS TO:

Name Patricia G. Crawford
Street Address 804 Virginia Ave.
City/State/Zip Nashville, Tn 37216

S.O.T. Divorce Decree BK 57 PG 554

Abbreviated Legal Description (i.e., lot, block, plat *or* section, township, range, quarter/quarter *or* unit, building and condo name): See Exhibit One

Assessor's Property Tax Parcel/Account Number(s): 06110008000

THIS QUITCLAIM DEED, executed this 10th day of July, 20 07, by first party, Grantor, Patricia G.C. Moore, whose mailing address is 804 Virginia Ave. Nashville, Tn 37216, to second party, Grantee, Patricia G. Crawford, whose mailing address is 804 Virginia Ave. Nashville, Tn 37216.

WITNESSETH that the said first party, for good consideration and for the sum of 0 Dollars ($_____) 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,

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T.A.I.

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: _____

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness Lisa Sesler

Print Name of Witness LISA SESLER

Signature of Witness _____

Print Name of Witness _____

Signature of Grantor Patricia G.C. Moore AKA PATRICIA G. CRAWFORD

Print Name of Grantor Patricia G.C. Moore

State of Tennesse)
County of Davidson)

On July 17, 2007, before me, Krystal Johnson, appeared Patricia G. Crawford, 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

KRYSTAL D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

Affiant X Known _____ Produced ID
Type of ID _____
(Seal)

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TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
James Robert Moore and wife, Patricia Gail Moore (NAME)
804 Virginia Avenue (STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee 37216 (CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO: BOOK 3950 PAGE 509
First Federal Savings (NAME)
Union at Fourth (STREET ADDRESS)
Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
12D-12665
MAP. 61-10
Par. 80
12D

For and in consideration of the sum of ----------($10.00)----------Ten and No/100----------DOLLARS cash in hand paid by James Robert Moore and wife, Patricia Gail Moore

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Hal V. Peek and wife, Ruby H. Peek

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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 the westerly 53 feet of the easterly 160 feet of Lots Nos. 106, 107, and 108 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said County.
Said part of Lot No. 108 fronts 53 feet on the southerly side of Virginia Avenue, and together with said parts of Lots Nos. 106 and 107, extends back between parallel lines 260 feet to a dead line.
Being the same property conveyed to Hal V. Peek and wife, Ruby H. Peek, by deed from William True and wife, as of record in Book 2739, page 3, said Register's Office.

This conveyance is made subject to taxes for the year 1965 which have been pro-rated and assumed by the purchasers.

This is ( ) unimproved (X) improved property, known as 804 Virginia Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37216 (Postal Zone)

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.

Whenever 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 hands this 22nd day of October, 1965.

This instrument prepared by
STEPHENSON, LANEY & HOLMAN
First Federal Building
Nashville, Tenn. 37219

Hal V. Peek
Ruby H. Peek

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Maxwell G. Holman, a Notary Public in and for said County and State, the within named Hal V. Peek and wife, Ruby H. Peek, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October, 1965.

Commission expires Oct. 30, 1968 Notary Public Maxwell G. Holman

TENNESSEE TITLE COMPANY

975 Warranty Deed

FROM HAL V. PEEK AND WIFE, RUBY H. PEEK

To JAMES ROBERT MOORE AND WIFE, PATRICIA GAIL MOORE

REGISTER STAMP BELOW

03445

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN
OCT 25 3 21 PM '65
NOTED: BOOK 112 PAGE 714
RECORDING FEE $ 2.50
DEP. REG.

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

DOCUMENTARY 10 TAX PAID

Published by TENNESSEE TITLE CO. NASHVILLE, TENNESSEE Zone Office TITLE INSURANCE CORPORATION 1004

DOCUMENTARY 1 TAX PAID

PLEASE MAIL TO Mr. James Robert Moore, 804 Virginia Ave., Nashville, Tenn.

RECEIVED OCT 25 1965 FELIX Z. WILSON CLERK DAVIDSON COUNTY TENN. BY VORRALL D.C. FEE $2.50 TAX 1.13 1463

BOOK 10499 PG 935

Box 61

This instrument was prepared by:
EquiCredit Corporation of Tn.
1101 Kermit Drive, Suite 501
Nashville, TN 37217-2126

Loan Number: 4402684

T-4985

WHEN RECORDED RETURN TO ABOVE ADDRESS

DEED OF TRUST

THIS INDENTURE made and entered into this 19th day of June, 1997 by and between Patricia Gayle Chumley Moore KNA Patricia G. Crawford and Husband, William Crawford of the first part, and John Lowe 405 Two Mile Parkway Goodlettsville, TN 37072, Trustee, of the second part, and the Beneficiary, EquiCredit Corporation of Tn., a corporation existing under the laws of Tennessee, whose address is 1101 Kermit Drive, Suite 501 Nashville, TN 37217-2126 (herein "LENDER").

Maximum principal indebtedness for Tennessee recording tax purposes is $ 39,600.00.

WITNESSETH: That for and in consideration of Five Dollars cash in hand paid by the party of the second part to the parties of the first part, and the debt and trusts hereinafter mentioned, said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part, in trust with power of sale, the following described real estate situated and being in Davidson County, Tennessee, to-wit:

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 53 feet of the easterly 160 feet of Lots Nos. 106, 107 and 108 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said County.

Said part of Lot No. 108 fronts 53 feet on the southerly side of Virginia Avenue, and together with said parts of Lots No. 106 and 107, extends back between parallel lines 260 feet to a dead line.

Being the same property conveyed unto Patricia Gayle Chumley Moore, by Final Decree of Divorce, in Case No. 57554, of the Register's Office for Davidson County, Tennessee. See also Book 3950, Page 509, of the same Office. The said Patricia Gayle Chumley Moore is also known as Gail Crawford, Patricia G. Crawford, Patricia Chumley Moore and Patricia Gail Moore.

S.O.T Divorce Decree BK 57 Page 554

97 JUN 20 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0318045

Being the same property conveyed to Grantor(s) by FINAL DIVORCE DECREE Deed dated JUNE 01, 1970 and recorded in the Records of DAVIDSON County, Tennessee, in Book 3950, Page 509.

Name and address of the property owner and the person(s) responsible for the payment of taxes.

PATRICIA GAYLE CHUMLEY MOORE NKA and WILLIAM CRAWFORD
804 VIRGINIA AVENUE NASHVILLE, TN 37216
which has the address of 804 VIRGINIA AVENUE NASHVILLE, TN 37216
(Street, City, State, Zip Code) (herein Property Address);

TO HAVE AND TO HOLD, the aforedescribed real estate, together with all the hereditaments and appurtenances thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns, in fee simple forever, and the said parties of the first part do hereby covenant with the said party of the second part, its successors and assigns, that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will and their heirs and personal representatives shall warrant and forever defend against the lawful claims of all persons.

But this is a Trust Deed, and is made for the following uses and purposes, and non other, that is to say: the said parties of the first part are justly indebted to Lender or the holder of the obligation and such indebtedness is evidenced by a Promissory Note of even date herewith, executed by party of the first part and payable to Lender. The total amount of the loan set forth on the face of the Note is EIGHTY-EIGHT THOUSAND ONE HUNDRED NINETY-THREE and 73 /100 DOLLARS ($ 88,193.73) which includes principal and interest, as defined in Tennessee Code Annotated Section 45-5-102; and said Note is payable in one monthly installment of $ 598.29, due and payable on the 1st day of August, 1997, and 179 equal monthly installments in the amount of $ 489.36 each, commencing on the 1st day of September, 1997, and continuing on day of the month each and every month thereafter until the full amount of said debt is paid in full.

The total indebtedness secured by this Deed of Trust shall in no event exceed the gross amount of the initial obligation set out above plus any sums advanced for protection of the interest of the Trustee and/or the holder of the secured obligation. This includes, but is not necessarily limited to advances to prior lienholders, payment of taxes, insurance and interest occurring on items advanced. On all sums so advanced, interest shall be charged and accrue at the rate provided under the above described note. This Deed of Trust secures repayment of all such indebtedness.

The sale, conveyance or transfer of the real property herein described in any manner or by any device without first obtaining the consent of the holder of the obligations secured, shall constitute a default, and the holder shall have the right at its option to immediately declare the entire obligation due and payable and proceed to foreclose or exercise any other rights held by it in the premises.

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