XXIII-20 JRR/aw

BOOK 8710 PAGE 589

This instrument prepared by: JOHN R. REYNOLDS (#2552)
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

Address New Owner(s) as follows: MELANIE SUE GRAMMER, 804 Coggin Pass, Madison TN 37115

Name and Address of the person or entity responsible for payment of real property taxes: NaionsBank Mortgage Corporation of Virginia, P. O. Box 26388, Richmond VA 23260-6388

Map & Parcel No. Map No. 52-16 , Parcel No. 6 , Field Book No. 11D-79610 .

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into this 16 day of July 1992, by and between ROBERT R. SANFORD, JR., hereinafter referred to as Party of the First Part, and MELANIE SUE GRAMMER, her heirs and assigns, hereinafter referred to as Party of the Second Part.

W I T N E S S E T H: That

Party of the First Part, for and in consideration of the sum of One ($1.00) Dollar, and other good and valuable considerations, to said Party of the First Part in hand paid by said Party of the Second Part, the receipt of which is hereby acknowledged, and other good and valuable considerations, does hereby remise, release and quitclaim unto MELANIE SUE GRAMMER, her heirs and assigns, all right, title and interest he has in and to that certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property known as 804 Coggin Pass, Madison TN 37115.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Party of the First Part has duly executed this Quitclaim Deed on the day and year first written above.

ROBERT R. SANFORD, JR.

3749U

PICK-UP

3703 25 0101 03CHECK 12.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT R. SANFORD, JR., the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of July 1992.

Notary Public

My commission expires 9-25-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ -0- .

Affiant

Subscribed and sworn to before me
this 6th day of August 1992.

Notary Public

My commission expires: My Commission Expires MAY 25, 1995

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS, Attorney
217 Second Avenue, North
Nashville TN 37201

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

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 52 on the Map of Marlin Meadows, Section 2, as of record in Book 1835, page 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 136 feet on the northwesterly side of Coggin Pass and runs back between lines 147.16 feet on the northeasterly line and 134.3 feet on the southwesterly line to a broken line in the rear on which it measures 139.4 feet.

Being the same property conveyed to Robert R. Sanford, Jr. and wife, Melanie G. Sanford, by deed from Wanda Kay Belt and husband, David L. Belt, as shown of record in Book 5473, page 911, Register's Office for Davidson County, Tennessee.

That the said Robert R. Sanford, Jr. and Melanie Sue Sanford were divorced in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 91D-1741. This Quitclaim Deed is executed pursuant thereto as a further division of the marital properties of the parties and as provided in the Final Decree of Divorce and is, therefore, not a taxable event.

That the said Melanie G. Sanford, Melanie Sue Sanford and Melanie Sue Grammer are one and the same person.