QUITCLAIM DEED

FROM: BLANCA PRADO SANDERS

TO: MARK STEVE SANDERS

This instrument prepared by:
DINAH L. CLARK
1161 Murfreesboro Road, #521
Nashville, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mark Steve Sanders 217 Wheeler Avenue Nashville, TN 37211	same	Map 133-6 Par 190.0

Mail

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled Mark Steve Sanders vs. Blanca Alicia Sanders in the Fourth Circuit Court for Davidson County, Tennessee and that there was no other consideration given for the transfer.

Mark Steve Sanders
MARK STEVE SANDERS

Sworn to and subscribed before me, this 21st day of August, 1995.

Dinah L. Clark
NOTARY PUBLIC
My commission expires: 7/26/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DINAH L. CLARK

For and in consideration of the sum of Zero Dollars ($0.00) and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Mark Steve Sanders vs. Blanca Alicia Sanders, in the Fourth Circuit Court for Davidson County, Tennessee, Blanca Alicia Sanders has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Mark Steve Sanders, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> LAND in the 6th Civil, formerly the 9th Civil District of Davidson County, Tennessee, being Lot Nos. 56, 57, 58 and 59 on the Map of J. G. Grissom's Wheeler Avenue Addition, not of record and described according to a survey made by Blanchard and Parrish, Surveyors, April 1939 as follows:
>
> BEGINNING on the southerly margin of Wheeler Avenue, 197.5 feet west of the westerly margin of the Freed Land, said point being the corner of Lots Nos. 59 and 60; thence with said Avenue westwardly 100 feet to the corner of Lot Nos. 55 and 56; thence with the line between the two lots southwardly 205.2 feet; thence South 88 degrees East 100 feet to another corner

of Lot Nos. 59 and 60; thence with the line between said two lots, northwardly 203.6 feet to the beginning.

Being the same property conveyed to Mark Steve Sanders and wife, Blanca Prado Sanders by deed of record in Book 8700, page 215, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being a 17 foot strip of land marked "Reserved" on the Plan of Leonard Heights Subdivision as of record in Book 2330, page 15, Register's Office for Davidson County, Tennessee; also being the westerly 17 feet of Lot 60 on the unrecorded plan of Wheeler Avenue Addition.

Beginning at the southeast corner of Lot No. 59, on the unrecorded plan of Wheeler Avenue Addition, thence North 1 degree 53 minutes east along the easterly line of Lot No. 59 203.6 feet to a point in the southerly margin of Wheeler Avenue, the common front corner of Lot Nos. 59 & 60, on said plan; thence with the southerly margin of Wheeler Avenue, easterly 17 feet to a point; thence south 1 degree, 53 minutes west 203.2 feet along a line parallel to and 8 feet westerly from the dividing line between Lots Nos. 60 and 61, to a point; thence westerly 17 feet to the point of beginning.

Being the same property conveyed to Mark Steve Sanders and wife, Blanca Prado Sanders of record in Book 8700, page 215, Register's Office for Davidson County, Tennessee.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark Steve Sanders, his heirs, successors and assigns, forever.

WITNESS my hand this 9th day of August, 1995.

Blanca Prado Sanders.
Blanca Prado Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Blanca Prado Sanders personally appeared before me, a Notary Public of said County and State, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of August, 1995.

NOTARY PUBLIC

My Commission Expires: 9/26/97

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IDENTIF. & REFERENCE

95 AUG 21 PM 12:36
REGISTER
DAVIDSON CO., TN.

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8.00