THIS INSTRUMENT PREPARED BY: **VICKY V. KLEIN, Attorney**
509 Lentz Drive
P. O. Box 608
Madison, Tennessee 37116-0608

BOOK 10260 PG 347

Based on information provided by the parties.

QUITCLAIM DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS	MAP & PARCEL
Mary R. Coggins Sanford	SAME	52-120-109
1253 Shawnee Road		
Madison, TN 37115		

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Sworn to and subscribed before me, this 14th day of November, 1996.

96 NOV 15 AM 11:16
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0246901
IDENTIF. & REFERENCE

AFFIANT

NOTARY PUBLIC

My Commission Expires: 1/25/97.

FOR AND IN CONSIDERATION OF the sum of ten dollars cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt of which is hereby acknowledged, I, LEONARD B. SANFORD, "Grantor," do hereby quitclaim and convey unto MARY R. COGGINS SANFORD, "Grantee," her heirs and assigns, all my interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Sequoia Valley, Section 2, as of record in Book 3700, page 114, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Shawnee Road, common corner of Lots Nos. 72 and 73; thence with the line between said two lots northeasterly 120.0 feet; thence with the line between Lots Nos. 71 and 72 southeasterly 124.7 feet to a point in the northwesterly margin of Sioux Terrace; thence with said margin southwesterly 20.5 feet, and 79.0 feet; thence around a curve westerly 39.27 feet to a point in the northeasterly margin of Shawnee Road; thence with said margin northwesterly 100.0 feet to the beginning.

Being the same property conveyed to Mary R. Coggins Sanford and husband, Leonard B. Sanford, by deed of record in Book 5641, page 758, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 1253 Shawnee Road, Madison, Tennessee.

WITNESS my hand this 13 day of November, 1996.

LEONARD B. SANFORD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, LEONARD B. SANFORD, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of November, 1996.

NOTARY PUBLIC

My Commission Expires: 11/25/95.

MARY W. SPANN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

1637 11/15 0101 03THFTK