This instrument prepared by:

Mitchell, McNutt, Threadgill, Smith & Sams, P.A.
Post Office Box 7120
Tupelo, Mississippi 38802-7120
(601)842-3871

Map 161-11-0-C
Parcel 009.00 CO

BOOK 10792 PG 122

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN R. SANDERS ("Grantors"), for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledge, Grantor has bargained and sold and do hereby bargain, sell, remise, release, quit claim and convey unto WYN M. SANDERS ("the Grantee") the following described real estate, situated and being in Nashville, Davidson County, State of Tennessee:

> Land in Davidson County, Tennessee, being located in Building "B", Unit No. 203, of the Resubdivision of Lot No. 1 of Phase IV, Villages of Brentwood, a Planned Unit Development, as of record in Book 6900, Page 471, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Wyn M. Sanders, an unmarried woman, and John R. Sanders, a married man, by Deed from Gerardo Arino and wife, Amparo De La Rubia, of record in Book 10142, Page 33, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Townhouses at Villages of Brentwood, of record in Book 7231, Page 789, said Register's Office; By-Laws of Villages of Brentwood Townhouse Homeowners' Association, Inc., of record in Book 7231, Page 809, Register's Office for said County; further subject to the Declaration of Covenants of record in Book 6143, Page 11, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

IN TESTIMONY WHEREOF I have executed this instrument, this the 2nd day of January, 1998.

JOHN R. SANDERS, Grantor

MAIL ENV.

98 FEB 11 PM 3:41

REGISTER

0400029

IDENTIFICATION REFERENCE

162146.1

STATE OF Mississippi

COUNTY OF Lee

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JOHN R. SANDERS, Grantor, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of January, 1997.

Lesley F. Adams
NOTARY PUBLIC

SEAL
My commission expires:
My Commission Expires May 4, 1999

BOOK 10792 PG 123

(FOR RECORDING DATA ONLY)

Property address: Village of Brentwood
340 Yorkshire Circle
Nashville, Tennessee - 37211

Mail tax bills to:
ABOVE

I, or we, hereby swear or affirm that, the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John R. Sanders
Affiant

Subscribed and sworn to before me this 20th day of JAN, 1998.

Lesley F. Adams
Notary Public

My commission expires: May 4, 1999

2657 02/11 0101 03CHECK 8.00