THIS INSTRUMENT WAS PREPARED BY:

Mary Frances Lyle, Esquire
First American Center, 20th Floor
315 Deaderick Street
Nashville, Tennessee 37238-2075

98 NOV 24 AM 9:05
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 0516209

QUITCLAIM DEED

FROM: James A. Epstein

TO: Mona C. Frederick

BOOK 11218 PAGE 8

Address New Owner(s) as follows:

Mona C. Frederick
835 Sutton Hill Road
Nashville, Tennessee 37204

Send Tax Bills To:

same

mail

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Mona C. Frederick, after being first duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Mona Carol Frederick vs. James Arthur Epstein, Civil Action No. 98D-1679, Fourth Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Mona Carol Frederick
MONA CAROL FREDERICK

Sworn to and subscribed before me, this 18 day of November, 1998.

Notary Public
Notary Public

My Commission Expires: July 28, 2001

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, James Arthur Epstein, does transfer, quitclaim and convey unto the said Mona Carol Frederick, her heirs, successors, and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being Lot No. 2 on the unrecorded map of R.M. Condra's Subdivision of part of Lot No. 3 on the Nathaniel

A. McNairy Lands, as of record in Plan Book 1, page 29, Chancery Court at Nashville and a part of Lot No. 1 on Block "D" on the Map of Battlefield Estates, as of record in Book 974, page 49, Register's Office for Davidson County, Tennessee, (the property in question being part of Lot No. 3 of the McNairy Lands), and described according to a survey made November 4, 1940, by W.B. Southgate, Surveyor, as follows:

Beginning at a point, the common corder of Lots Nos. 1 and 2 in the South margin of Sutton Hill Road, being the northeast corner of the property conveyed to Robert W. Bomar and wife, by deed from Robert M.Condra, as of record in Book 1148, page 490, Register's Office for Davidson County, Tennessee; thence along Bomar's easterly line, South 4 deg. West, 212 feet, to a point in the center line of Brown's creek; thence down said Creek, South 66 deg. East, 95 feet, to a point, the common corner of Lots Nos. 2 and 3; thence with the line between said Lots Nos. 2 and 3, North 4 deg. East, 212 feet, to a stake in the South margin of Sutton Hill Road; thence with the margin of the same, North 86 deg. West, 95 feet, to the point of beginning.

The above described property was conveyed to James A. Epstein and wife, Mona C. Frederick, by deed from Lawrence T. Ratner and Irene K. Herder Ratner, of record in Book 8121, page 541, Register's Office for Davidson County, Tennessee.

This is improved property known as 835 Sutton Hill Road, Nashville, Davidson County, Tennessee 37204.

TO HAVE AND HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mona Carol Frederick, her heirs, successors, and assigns, forever.

Witness my hand this 22nd day of September, 1998.

James A. Epstein

JAMES ARTHUR EPSTEIN

0931 11/24 0101 03CHECK 14.00

STATE OF ILLINOIS)
COUNTY OF Cook)

Personally appeared before me, a Notary Public in and for said County and State, the within named JAMES ARTHUR EPSTEIN, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 2625 N. Kedzie, Illinois, this 22nd day of September, 1998.

Amparo Rosales Alejo
NOTARY PUBLIC

My Commission Expires: 8-1-00

OFFICIAL SEAL
AMPARO ROSALES-ALEJO
Notary Public, State of Illinois
My Commission Expires 8-1-00

6023sb