0531415

BOOK 11276 PAGE 629

IDENTIF. # REFERENCE

98 DEC 31 PM 1:05

REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, I, Sandee Scharr Stewart and husband, R. Bruce Stewart, for the express purpose of making a conveyance to create a fee simple absolute, by these presents do hereby quitclaim and convey to Mark A. Ellmore, Jr., Trustee, all my right, title and interest in and to the following described tracts of land to wit:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Maplecrest Subdivision, of record in Plat Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sandee Scharr, an unmarried by deed from Rebecca M. Brown-Jensen and husband, Douglas R. Jensen of record in Book 8439, page 817, Register's Office for Davidson County, Tennessee.

R. Bruce Stewart, husband of, Sandee D. Scharr joins in this conveyance to convey all right, title and interest he may have in the above referenced property including but not limited to his marital rights.

Sandee Scharr and Sandee D. Stewart being one and the same person.

This conveyance is subject to any and all existing easements, restrictions and setback lines of record.

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

And now, I, the said Mark A. Ellmore, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey all my right, title and interest to R. Bruce Stewart and wife, Sandee D. Stewart, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of December, 1998.

Sandee Scharr Stewart

R. Bruce Stewart

MARK A. ELLMORE, JR., TRUSTEE

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 R. Bruce Stewart and wife, Sandee Scharr Stewart and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 1998.

1-20-99
My commission expires:

Notary Public

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 Mark A. Ellmore, Jr., with whom I am 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 the 21st day of December, 1998.

3/23/2002
My commission expires:

Notary Public

AFFIDAVIT

I do hereby certify that the actual, true, and correct consideration or value, whichever is greater, for this transfer is -0- which is paid for the property herein conveyed.

Affiant

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 Mark A Ellmore the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 21st day of December, 1998.

3/23/2002
My commission expires:

Notary Public

ADDRESS OF NEW OWNERS
R. Bruce Stewart
Sandee D. Stewart
1159 8th Street
Imperial Beach, CA 91932

SEND TAX BILLS TO
FairBank Mortgage
84 Progress Lane
Waterbury, CT 06705

MAP/PARCEL
84-11-224

This Instrument Prepared By:
Mark A. Ellmore, Jr., Attorney
388 Harding Place, Suite C
Nashville, Tennessee 37211

RECEIVED 01011 12/23/98 10:00