This Instrument Was Prepared By:
W. William Davis, Attorney, PC
219 Ward Circle, Suite 3
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 09/20/00 14:54 3pgs
Fees:14.00 Taxes:0.00
20000920-0093683

# QUITCLAIM DEED

FROM: WILLIAM S. FRAKES, UNMARRIED

TO: BRIDGET E. FRAKES, UNMARRIED

ADDRESS NEW OWNER(S) AS FOLLOWS: Bridget E. Frakes
2234 Modena Court
Nashville, TN 37214

SEND TAX BILLS TO:
2234 Modena Court
Nashville, TN 37214

MAP-PARCEL NUMBER: 84-11-17

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

William S. Frakes
Affiant

Subscribed and sworn to before me, this the 19th day of September, 2000.

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Notary Public
My Commission Expires: Nov 20, 2000

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FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00), but other good and valuable consideration each to the other received, I, William S. Frakes, unmarried, Grantor, do hereby quitclaim, and by these presents do transfer and convey all of my right, title, and interest unto Bridget E. Frakes, unmarried, the said Grantee, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property known as 2234 Modena Court Nashville, Tennessee 37214.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of September, 2000.

William S. Frakes
William S. Frakes

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

**EXHIBIT "A" – LEGAL DESCRIPTION**

**LAND IN THE THIRD (3RD) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 84 ON THE PLAN OF MAPLECREST, OF RECORD IN BOOK 1835, PAGES 27 AND 28, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT IN THE NORTH MARGIN OF MODENA COURT, AT THE CORNER OF LOTS NOS. 83 AND 84; THENCE, WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 202 FEET TO A POINT; THENCE, NORTHEASTERLY 71 FEET TO A CORNER OF LOT NO. 87; THENCE, WITH THE LINE BETWEEN LOTS NO. 84 AND 87, SOUTHEASTERLY 91.8 FEET TO A CORNER OF LOT NO. 86; THENCE, WITH THE LINE BETWEEN LOTS NO. 84 AND 86, SOUTHERLY 110 FEET TO THE CORNER OF LOT NO. 85; THENCE, WITH THE LINE BETWEEN LOTS NOS. 84 AND 85, SOUTHWESTERLY 65 FEET TO THE NORTH MARGIN OF MODENA COURT; THENCE, WITH THE MARGIN OF THE SAME, WESTERLY AROUND A SLIGHT CURVE, 40 FEET TO THE POINT OF BEGINNING.**

**BEING THE SAME PROPERTY CONVEYED TO WILLIAM S. FRAKES AND WIFE, BRIDGET E. FRAKES BY DEED FROM** Glen E. McIntyre and Bernita A. McIntyre **, OF RECORD IN BOOK** 7679 **, PAGE** 275 **, SAID REGISTER'S OFFICE.**

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared William S. Frakes, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal this 19th day of September, 2000.

Notary Public

My Commission Expires: Nov 20, 2000

