Davidson County DEEDQC
Recvd: 11/28/00 12:15 2pgs
Fees:10.00 Taxes:0.00
20001128-0116650

This instrument prepared by: W. Thomas Schmitz, Attorney
P.O. Box 773
Brentwood, TN 37024-0773

New owner's address:	Send tax bills to:	Map-parcel numbers:
Mary K. Geringswald	Advanta National Bank	Map 120-10
309 Weaver Drive	16875 West Bernardo Dr.	Parcel 21
Nashville, TN 37217	San Diego, CA 92127	2DA-45394

QUITCLAIM DEED

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, Maude Lancaster, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby quitclaim, transfer and convey unto my daughter, Mary K. Geringswald, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Land in Davidson County, Tennessee, being Lot No. 20 on the plan of Seven Oaks, Section No. 1, of record in Book 1835, page 132, Register's Office for said County.
>
> SAID Lot No. 20 fronts 105 feet on the westerly margin of Weaver Drive and extends back 238.0 feet on the northerly line and 260.0 feet on the southerly line to a dead line in the rear, measuring 55 feet thereon.
>
> Being the same property conveyed to Robert Geringswald, Mary K. Geringswald and Maude Lancaster, by deed of record in Book 7589, Page 77, Register's Office for Davidson County, Tennessee.
>
> The property herein conveyed is subject to restrictive covenants of record in Book 1788, page 349, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Capitol Mortgage Corporation, of record in Book 6954, page 566, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee. The Grantee further hereby assumes the obligation of MORTGAGOR under the terms of the instruments creating the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is improved property, known as 309 Weaver Drive, Nashville, TN 37217.

AND NOW, THEREFORE, I, the said Maude Lancaster, Grantor, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, Mary K. Geringswald, her heirs and assigns, **IN FEE SIMPLE ABSOLUTE** all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said 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 above set forth.

Witness my hand this 20th day of October, 1998.

Maude Lancaster
Maude Lancaster

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

ACKNOWLEDGMENT

STATE OF TENNESSEE]

COUNTY OF Davidson]

Personally appeared before me, MARILYN A. BYRD, a Notary Public in and for said County and State, Maude Lancaster, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of October, 1998.

Marilyn A. Byrd
Notary Public

My commission expires: 5-27-2001.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November 20 98.
Deputy Register