THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO TITLE EXAMINATION WAS MADE OF THE SUBJECT PROPERTY BY THE PREPARER OF THE HEREIN QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
MARGARETE ELIZABETH FRANK, JR.	MAP 51-11, P/O PARCEL 40
1508 SAUNDERS AVENUE	
MADISON, TN 37115	
SEND TAX BILLS TO:	
SAME	

Davidson County DEEDQC
Recvd: 02/01/02 09:48 3pgs
Fees:17.00 Taxes:0.00
20020201-0014169

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

The actual consideration or value, whichever is greater, for this transfer, is $.00, this 28th day of January, 2002.

AFFIANT

Sworn to and subscribed before me this 28th day of January, 2002.

NOTARY PUBLIC

My commission expires: 7-26-03

STATE OF TENNESSEE NOTARY PUBLIC THOMAS M. BLACK

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, WE, MARK T. BANDY AND WIFE, MARGARETE E. BANDY, hereinafter referred to as GRANTORS, do hereby quitclaim and convey unto MARGARETE ELIZABETH FRANK, JR., her successors, heirs and assigns, all of our right, title and interest in and to that certain tract of land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto, which Exhibit is incorporated herein by reference.

This is improved property known as 1508 Saunders Avenue, Madison, TN 37115.

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

WITNESS our hands and seals on this the 28th day of January, 2002.

MARK T. BANDY

MARGARETE E. BANDY

STATE OF TENNESSEE:

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK T. BANDY AND WIFE, MARGARETE E. BANDY, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 28th day of January, 2002.

notary public

My commission expires: 7-26-03

THOMAS M. BLACK NOTARY AT LARGE PUBLIC STATE OF TENNESSEE

EXHIBIT 'A'

Land lying in Davidson County, Tennessee, being part of Lot No. 12 on the Subdivision Plan of the Herbert Anderson Tract as of record in Book 421, page 37, said Register's Office, and more particularly described according to a survey by R.L. Montoya-Land Surveying dated December 15, 1978, as follows:

Beginning at an iron pin in the westerly margin of Saunders Avenue approximately 193.9 feet South of the intersection of Oakland Drive and Saunders Avenue, said point being the southeast corner of the Thomas M. Black property as of record in Book 4393, page 768, said Register's Office, and is the northeast corner of this described tract; thence with the westerly margin of Saunders Avenue South 1 deg. 39 min. 00 sec. West 75 feet to an iron pin, said point being in the northerly line of the Clay Clifton property as of record in Book 3498, page 269, said Register's Office and is approximately 5 feet west of an existing iron pin known as Clifton's Northeast corner; thence with Clifton's north property line North 89 deg. 06 min. 59 sec. West 220.00 feet to a concrete monument, said point being the southeast corner of Lot No. 2 on the Subdivision Plan of Oakland Acres Addition as of record in Book 2854, page 141, said Register's Office; thence with the easterly line of Lot no. 2 of said subdivision North 1 deg. 39 min. 00 sec. East 75.00 feet to an iron pin, said point being the southwest corner of the above-mentioned Thomas M. Black property; thence with Black's south property line South 89 deg. 06 min. 59 sec. East 220.00 feet to the point of beginning, containing 16,500 square feet (0.38 acre) more or less.

Being the same property conveyed to Mark T. Bandy and wife, Margarete E. Bandy, by Deed from Dorothy S. Phillips, unmarried, of record in Book 5377, page 786, Register's Office for Davidson County, Tennessee.