FROM Charles A. Sanders and Frances O. Sanders
TO James Overton and Frances O. Overton

Davidson County DEEDWARR
Recvd: 02/13/02 14:03 1pgs
Fees:12.00 Taxes:0.00
20020213-0019230

QUITCLAIM DEED

Address of New Owner:
James and Frances Overton
~~1004 N. 5th Street~~ 909 Lawrence Ave
Nashville, TN ~~37206~~ 37204

Send Tax Bills To:
Owner

Map & Parcel:
82-3-494

Prepared By:
Advantage Title and Escrow
109 Kenner Avenue
Nashville, TN 37205

Prepared from information furnished by the parties hereto

After recording return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
#143

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DEBORAH K. DENNE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

The actual consideration or value, whichever greater, for this transaction is $ -0-

Affiant

Subscribed and sworn to before me this the 24TH day of January, 2002.

Deborah K. Denne
Notary Public
My Commission Expires: 11-27-04

I/We, CHARLES A. SANDERS AND FRANCES O. SANDERS, husband and wife, do hereby quitclaim to JAMES OVERTON AND FRANCES O. SANDERS OVERTON, husband and wife their/his/her Heirs and Assigns, all my rights, title and interest in the following land located in DAVIDSON County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of the Subdivision of Wills, Sharpe and Crutcher's Addition to Northeast Nashville, as of record in Book 57, Page 82, Register's Office for said County, to which reference is hereby made for a more complete description.

Said lot fronts 50 feet on the westerly side of North Fifth Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Will Herman Stanton and wife, Queen Easter Stanton by Warranty Deed from J. A. Stinson, of record in Book 3105, Page 360, Register's Office for Davidson County, Tennessee. The said Will Herman Stanton having since deceased, survived by his wife, Queen Easter Stanton. The said Queen Easter Stanton having since deceased, survived by her only son, Charles A. Sanders, as the sole heir at law of the Estate of Queen Easter Stanton, as set forth in Affidavit of Heirship recorded prior hereto in Instrument Number 20020213-0019229, Davidson County, Tennessee.

This is improved property known as 1004 North 5th Street, Nashville, TN ~~37206~~ 37207

Witness our/my hand(s) this the 24th day of January, 2002.

Charles A. Sanders
Charles A. Sanders

Frances O. Sanders
Frances O. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DEBORAH K. DENNE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles A. Sanders and Frances O. Sanders, the bargainor(s), 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of January, 2002.

Deborah K. Denne
Notary Public

My Commission Expires: 11-27-04