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

New owner's address: Mary K. Geringswald
309 Weaver Drive
Nashville, TN 37217

Send tax bills to: Advanta National Bank
16875 West Bernardo Dr.
San Diego, CA 92127

Map-parcel numbers:
Map 120-10
Parcel 21
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, Robert Geringswald, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby quitclaim, transfer and convey my interest unto my wife, 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 Robert Geringswald, 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.

Davidson County DEEDQC
Recvd: 04/10/02 11:22 2pgs
Fees:12.00 Taxes:0.00
20020410-0044153

Witness my hand this 21st day of October, 1998.

Robert Geringswald

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

Davidson County DEEDQC
Recvd: 04/10/02 11:22 2pgs
Fees:12.00 Taxes:0.00
20020410-0044153

ACKNOWLEDGMENT

STATE OF TENNESSEE]

COUNTY OF Davidson]

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

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

Notary Public

My commission expires: 5-27-2001.

AFFIDAVIT

STATE OF TENNESSEE]

COUNTY OF Davidson]

Husband joins in this transfer of property for the purpose of relinquishing all marital rights to his wife Mary K Geringswald.

Robert Geringswald

Subscribed and sworn to before me this 21st day of October, 1998.

Notary Public

My commission expires: 5-27-2001.

Information provided by the parties. Preparer makes no warranty as to encumbrances, liens, or restrictions against the herein described property.