THIS INSTRUMENT PREPARED BY:
HomeFocus Services, LLC
1831 Chestnut Street, 6th Floor, St. Louis, MO 63103

Davidson County DEEDWARR
Recvd: 04/26/02 10:03 2pgs
Fees:12.00 Taxes:0.00
20020426-0051476

AS A NECESSARY INCIDENT TO THE FULLFILLMENT OF CONDITIONS CONTAINED IN A TITLE INSURANCE COMMITMENT ISSUED BY IT. PROPERTY APRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER(S):

FILE NO: **599272**

QUIT CLAIM DEED

THIS INDENTURE, Made this 7TH day of FEBRUARY, 2002
by and between

MELINDA MS
MELISSA M. SNADER, F/K/A MELISSA M. BAAS, AND BRENT SNADER, WIFE AND HUSBAND

hereinafter called the GRANTOR(S), whose address is2503 VAULX LN., NASHVILLE, TN 37204

MELINDA MS
to MELISSA M. SNADER AND BRENT SNADER, WIFE AND HUSBAND

hereinafter call the GRANTEE(S), whose address is: **2503 VAULX LN, NASHVILLE, TN 37204**

WITNESSETH: That Seller, for and in consideration of the sum of $10.00 Dollars, and other valuable considerations, lawful money of the United States of America, to Seller in hand paid by the Buyer, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed to the Buyer, Buyer's heirs and assigns forever, all the rights, title, interest and claim of the Seller in and to the following described land in **Davidson** County, **TN** , to-wit:

BEING LOT NO. 20 ON THE PLAN OF BRANSFORD REALTY COMPANY'S MONTROSE PARK SUBDIVISON OF RECORD IN BOOK 547, PAGE 25, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 20 FRONTS. 60.0 FEET ON THE WESTERLY SIDE OF VAULS LANE, FORMERLY KIRKSMAN AVENUE AND EXTENDS BACK 224.0 FEET ON THE SOUTHERLY LINE AND 222.0 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 66.0 FEET THEREON.

Being that parcel of land conveyed to MELINDA M. BAAS, AN UNMARRIED WOMAN from LESTER C. MCCLAIN by that deed dated 07/30/1999 and recorded 08/03/1999 in Deed Book 11602, at Page 590 of the DAVIDSON County,TN Public Registry.

Tax Map Reference: 118-02-0-002.00

I, or we hereby swear to affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

IN WITNESS WHEREOF, Seller has executed this seed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

STATE TN
COUNTY OF Davidson

Melinda M. Snader
MELISSA M. SNADER
MELINDA MS

Brent Snader
BRENT SNADER

Subscribed and sworn to before me. This 7 day of Feb., 2002

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Ollie Mai Parsley
Notary Public

My Commission expires: 1/25/03

My Commission Expires JAN. 25, 2003

STATE OF Tennessee
COUNTY OF Davidson

Melinda

The foregoing instrument was acknowledged before me this 7th day of February, 2002 by MELISSA M. SNADER AND BRENT SNADER, WIFE AND HUSBAND, who is/are personally known to me or who has/have produced driver license(s) as identification.

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires:

Ollie Mai Parsley
Notary Public

My Commission Expires JAN. 25, 2003

PLEASE SEND PROPERTY TAX BILLS TO: (new owners)
MELINDA M. SNADER AND BRENT SNADER
2503 VAULX LANE
NASHVILLE, TN 37204