Prepared By
Return to:
TITLE ENTERPRISES, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

This Instrument Prepared By and Return to:
Title Enterprises, LLC
214 Centerview Dr., Ste. 225
Brentwood, TN 37027

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) on this 1st day of March, 2001 cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **James P. Martin (now deceased) and wife, Frances W. Martin** to hereby bargain, sell, release, remise, quitclaim and convey unto, **Frances W. Martin** all my rights, title and interest in and to the following described real estate, to-wit:

Davidson County DEEDQC
Recvd: 07/16/02 10:03 3pgs
Fees:17.00 Taxes:0.00
20020716-0085249

Exhibit "A"

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 3 day of July, 02.

Frances W. Martin
Frances W. Martin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3 day of July, 02, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frances W. Martin** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her/his/their free act and deed.

NOTARY PUBLIC

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 13 day of July, 2002.

Notary Public

My Commission Expires:

APRIL G. NICHOLS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN
My Commission Expires JUN 21, 2003

Map 75-13-117.00
New Owners:
Frances W. Martin
136 Bonnabrook Drive
Hermitage, TN 37076

File #2020593

Send Tax Bills
America's Wholesale Lender
1800 Tapo Canyon
Simi Valley, CA 93063

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 296 on the Plan of Hermitage Hills, Section 4, of record in Plat Book 2900, Page 136, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 296 fronts 73.75 feet on the northeasterly margin of Bonnabrook Drive and runs back between lines measuring 149.8 feet on the northwesterly side and 151.7 feet on the southeasterly side to a dead line in the rear, on which it measures 93.8 feet.

Being the same property conveyed to James P. Martin (now deceased) and wife, Frances W. Martin from James W. Rewis and wife, Nancy M. Rewis by Warranty Deed dated June 24, 1967 and recorded July 11, 1967 in Book 4151, Page 111, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 2900, Page 136, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).