This Instrument Prepared by:
ROBERT L. JACKSON
JACKSON, KWELLER, McKINNEY,
MOORE, WARDEN & HAYES
214 Second Avenue, North, Suite 103
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 01/06/03 15:30 2pgs
Fees:12.00 Taxes:0.00
20030106-0002088

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

AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

SANDRA L. DANIEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me this 23 day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 11-25-06

## QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| Sarah Banko<br>2816 Valley Brook Place<br>Nashville, Tennessee 37215 | Same | Map 117-9<br>Parcel 115 |

**FOR AND IN CONSIDERATION** of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **MARTHA W. CRAFTON,** by these presents do hereby quitclaim and convey unto **SARAH C. BANKO,** single, an undivided one-half (1/2) interest, with right of survivorship to the following described tract of land:

**LAND** in Davidson County, Tennessee, being Lot No. 1, on the Plan of Blackberry Hollow, Section 2, of record in Plat Book 5200, page 157, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

**BEING** the same property conveyed to Martha W. Crafton by deed from Loren L. Banko, and wife, Sarah C. Banko, of record in Instrument Number 20020917-0112943, Register's Office for Davidson County, Tennessee.

The intention of this conveyance is to create a tenancy in common between Martha W. Crafton and Sarah C. Banko, as tenants in common with right of survivorship.

This conveyance is subject to (a) 2002 real property tax which have been prorated and assumed by the former grantor(s), Loren L. Banko, and wife, Sarah C. Banko and assumed by the grantor(s); (b) all matters appearing

on the plan of record in Book 5200, page 157, said Register's Office; and (c) restrictive covenants of record in Book 5441, page 160, said Register's Office, and any and all other easements or restrictions of record.

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

This is improved property known as 2816 Valley Brook Place, Nashville, Tennessee 37215.

Witness my hand this 20 day of DEC, 2002.

Martha W. Crafton
**MARTHA W. CRAFTON**

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA W. CRAFTON**, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of December, 2002.

Jonathan L Wilson
**NOTARY PUBLIC**

**My Commission Expires:** _____

JONATHAN L WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires
September 25, 2004