THIS INSTRUMENT WAS PREPARED BY:

STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

Davidson County DEEDQC
Recvd: 02/07/03 08:51 2pgs
Fees:12.00 Taxes:0.00
20030207-0016934

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew & Elizabeth Mares 8304 Terry Lane Hermitage, TN 37076	Franklin American Mtg.Co. 501 Corporate Centre Dr. Ste. 400 Franklin, TN 37067	Map 75.10 Parcel 142.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, **Elizabeth Anne Lorino n/k/a Elizabeth Lorino Mares**, hereinafter referred to as Grantor(s), do(es) hereby Quitclaim and convey unto **Matthew Mares and wife, Elizabeth Lorino Mares**, hereinafter referred to as Grantee(s), their heirs and assigns, all her right, title, and interest in and to the following described tract of land.:

See attached Exhibit "A" for legal description which is incorporated herein by reference

Property is subject to all matters affecting said premises as contained in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all conditions, restrictions, and easements of record.

This property is known as 8304 Terry Lane, Hermitage, TN 37076

WITNESS my hand, this the 30 day of January, 2003.

Elizabeth Lorino Mares

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Anne Lorino n/k/a Elizabeth Lorino Mares, the within named bargainor(s) with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 30th day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $1.00.

Affiant

Sworn to and subscribed before me this 30th day of January, 2003.

My Commission Expires: 11-26-2005

NOTARY PUBLIC

EXHIBIT "A" - LEGAL DESCRIPTION

BEING LOT NO. 177 ON THE MAP OF HERMITAGE ESTATES SUBDIVISION, AS OF RECORD IN BOOK 3300, PAGES 70 AND 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 87.0 FEET ON THE SOUTHEASTERLY MARGIN OF TERRY LANE AND EXTENDS BACK 127.69 FEET ON THE NORTHEASTERLY SIDE AND 104.76 FEET ON THE SOUTHWESTERLY SIDE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 75.17 FEET.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH ANNE LORINO, UNMARRIED, BY DEED FROM ANTHONY F. LORINO AND WIFE, MARTHA S. LORINO, DATED AUGUST 31, 1998, AND OF RECORD IN BOOK 11104, PAGE 189, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO MATTHEW MARES AND WIFE, ELIZABETH LORINO MARES BY QUITCLAIM DEED FROM ELIZABETH ANNE LORINO N/K/A ELIZABETH LORINO MARES, BEING RECORDED SIMULTANEOUSLY HEREWITH OF RECORD IN INSTRUMENT NUMBER _____, SAID REGISTER'S OFFICE.