THIS DOCUMENT PREPARED BY:
Michael Davis & Associates
P.O. Box 485
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Rita A. & James H. Frensley
317 Aurora Avenue
Madison, TN 37115

MAP: 34-14
GROUP:
PARCEL: 54

Davidson County DEEDQC
Recvd: 07/21/03 13:47 2pgs
Fees:17.00 Taxes:0.00
20030721-0101895

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH HAVING BEEN CONDUCTED AT THE TIME OF PREPRATION OF THIS INSTRUMENT.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as **tenants by the entirety**, I, Rita A. Frensley f/k/a Rita A. Earls, **(Grantor),** by these presents do hereby quitclaim and convey all of my interest unto Michael P. Davis, Trustee, his successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee as follows:

Being Lot No. 84 on the Plan of Stanley Heights, as of record in Book 3300, Page 74, Register's Office for said County.

Said Lot No. 84 fronts 54 feet on the northeasterly side of Aurora Avenue, and extends back 143.1 feet on the southeasterly line, which is a broken line, and 120.5 feet on the northwesterly line, to a dead line in the rear on which it measures 56.7 feet.

Being the same property conveyed to Joseph M. Earls and wife, Rita A. Earls by Deed dated 4/22/67 from Jones Lumber Company, Inc. of record in Book 4195, Page 542, Register's Office for Davidson County, Tennessee. The said Joseph M. Earls now being deceased, having died on 10/31/86.

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

And now, I, the said Michael P. Davis, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Rita A. Frensley and husband, James H. Frensley as tenants by the entirety, their heirs and assigns, the same 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.

IN WITNESS WHEREOF we have hereunto set our hands on the 8th day of July, 2003.

Rita A. Frensley

Michael P. Davis, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Christy Y. Lane, a Notary Public at Large, the within named Rita A. Frensley f/k/a Rita A. Earls, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 8th day of July, 2003.

Christy Y. Lane
Notary Public

My commission expires: 11/27/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Christy Y. Lane, a Notary Public at Large, the within named Michael P. Davis, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 8th day of July, 2003.

Christy Y. Lane
Notary Public

My commission expires: 11/27/04

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

Tammy D. Mellard
Affiant

Sworn and subscribed before me, this the 8th day of July, 2003.

My commission expires: 11/27/04

Christy Y. Lane
Notary Public