This document prepared by (and after recording return to): Amtrust Mortgage Corp.

RETURN TO: SMI/Wesley Hess / Job #130_2203
P.O. Box 540817 MARCHBANKS\WA 8147
Houston, TX 77254-0817 TN/ DAVIDSON

Prepared by: Sandra Lovecchio
17311 Dallas Pkwy #140
Dallas, Texas 75248

Davidson County DEEDQC
Recvd: 09/27/04 14:55 3pgs
Fees:17.00 Taxes:0.00
20040927-0116249

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Record 1st

QUITCLAIM DEED
(Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **WANDA E. MARCHBANKS, UNMARRIED**, hereinafter referred to as "Grantor", does hereby demise, release, and forever quitclaim, grant and convey unto **WANDA E. MARCHBANKS, MARRIED**, the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Map Parcel Number: 120-02-91.00

Maximum principal indebtedness for Tennessee recording tax purposes is ~~$81,707.00~~

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

~~TO HAVE AND TO HOLD same unto Grantee and unto Grantee's heirs and assigns forever with all appurtenances thereunto belonging.~~

The source of title in Grantor(s) is by Mortgage deed recorded in the office of the Register of Deeds in Document ~~#20020702007956~~ 200207020079555, of Davidson County, Tennessee.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$81,707.00~~ *$.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

New Owner: Wanda E. Marchbanks
1308 Venus Drive
Nashville, TN 37217

WITNESS Grantor(s) hand(s) this the 1st day of March, 2004.

Wanda E. Marchbanks
Grantor
Wanda E. Marchbanks

STATE OF TENNESSEE

COUNTY OF Davidson

On this 1st day of March, 2004, before me personally appeared Wanda E. Marchbanks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

ANN STATHOS DONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Printed Name: Ann Stathos Donnell

Commission Expires: 01/29/05

OATH OF VALUE

I/We hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 10.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me
This 1st day of March, 2004

Wanda E. Marchbanks
Affiant / Owner Wanda E. Marchbanks

Notary Public

My commission expires: 01/29/05

Ann Stathos Donnell
Type or Print Name

ANN STATHOS DONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Mail Property Taxes to:
Amtrust Mortgage Corp.
17311 Dallas Parkway
Suite 140
Dallas, Texas 75248

ALL THAT PARCEL OF LAND IN COUNTY OF DAVIDSON, STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DOCUMENT 20020702-0079555 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 30, ON THE MAP OF STARDUST ACRES, OF RECORD IN BOOK 1424, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 30 FRONTS 60 FEET ON THE NORTH SIDE OF VENUS DRIVE, AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET, TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO WANDA E. MARCHBANKS FROM MARTHA B. NOCTON AS SET FORTH IN DOC #20020702-0079555 RECORDED ON 07/02/02 DAVIDSON COUNTY RECORDER OF DEEDS.

APN: 120-02-91.00