This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214
(615) 885-0223

ADDRESS NEW OWNER:
Mary Frances Sartorius
10 McKendree Circle
Hermitage, TN 37076

Davidson County DEEDQC
Recvd: 07/18/06 14:12 2 pgs
Fees:12.00 Taxes:0.00
20060718-0086634

SEND TAX BILL TO:
Owner

MAP **120-06**
GROUP
PARCEL **28**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, **Mary Frances Arnold, Trustee, (having since married and now known as Mary Frances Arnold Sartorius) of the Mary Arnold Trust** hereinafter called the "GRANTOR", has bargained and sold , and by these presents, does transfer and convey all right, title and interest that she may have in and to the following described real property unto **Mary Frances Arnold Sartorius**, a married woman, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract land in Davidson County, Tennessee and described as follows, to-wit:

Being Lot No. 145 on the map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 145 begins at a point in the southerly margin of Saturn Drive at the common corner of Lots Nos. 145 and 146; thence with the line between said lots southeasterly 210.7 feet to the line of Lot No. 144; thence with the line between lots Nos. 144 and 145 northeasterly 80.9 feet to the margin of McGavock Pike; thence with the margin of same northerly 177.2 feet to the beginning of a curve, thence around said curve northwesterly 39.3 feet to the margin of Saturn Drive and continuing with the margin of Saturn Drive , southwesterly around a slight curve 146.7 feet to a point; and continuing with the margin of said drive southwesterly 35.3 feet to the point of beginning.

Being the same property conveyed to Mary Quarles Arnold and Mary Frances Arnold, by Deed of record in Book 8653, page 415, Register's Office for Davidson County, Tennessee. Mary Quarles Arnold having died Certificate of Death No. 9400803, testate, her Will devising her interest to Mary Frances Arnold, Trustee, (having since married and now known as Mary Frances Arnold Sartorius), of the Mary Arnold Trust, Probate No. 94P443 Davidson County, Tennessee Probate Court.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years. This is improved property known as 1329 Saturn Drive, Nashville, Tennessee .

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon,

is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 13th day of July, 2006.

Mary Frances Arnold Sartorius, Trustee

Mary Frances Arnold Sartorius, Trustee of the Mary Arnold Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Frances Arnold Sartorius, Trustee**, of the Mary Arnold Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of July, 2006.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/08/2007

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Mary Frances Sartorius
AFFIANT

Subscribed and sworn to before me on this 13th day of July, 2006.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/08/2007

My Commission Expires: