7174 06/05 4.00- CHECK BOOK 5445 PAGE 92

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph E. Maxwell, et ux	S A M E	96-12
(NAME)	(NAME)	par. 29
3243 Cloverwood Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate in Ralph E. Maxwell and wife, Sandra G. Maxwell as tenants by the entireties

~~We~~ I, Sandra B. Estes Maxwell

by these presents do hereby quitclaim and convey unto William E. Higgins, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Hickory Bend, as of record in Book 3300, page 38, Register's Office for said County.

Said lot fronts 75 feet on the south side of Cloverwood Drive and runs back 145 feet on the east line and 162.08 feet on the west line to a dead line in the rear on which it measures 76.9 feet.

Being the same property conveyed to Horace D. Estes and wife, Sandra B. Estes, by deed from Reuben F. Carter and wife, Violet Patricia B. Carter as of record in Book 4597, page _____, Register's Office for said County.

Being the same property being divested out of HOrace D. Estes and being vested in Sandra B. Estes by decree of the Third Circuit Court for Davidson County, Tennessee, as of record in Minute Book 108B, page 1168, Circuit Court Clerk's Office for Davidson County.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ None

Subscribed and sworn to before me, this the 24 day of May, 19 79

Affiant Ralph E. Maxwell

My commission expires: 04/17/83 (Affix Seal)

Notary Public Phillip E. Kirk

This is unimproved ( ) improved (X) property, known as 3243 Cloverwood Drive (House Number) (Street) NASHVILLE, Tennessee P. O. Address: (City or Town) ((Postal Zone)

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

And now, I, the said William E. Higgins, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Ralph E. Maxwell and wife, Sandra G. Maxwell, 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 this the* 24th *day of* May, *19* 79.

Sandra B. Estes Maxwell

William E. Higgins
Trustee.

THIS INSTRUMENT WAS PREPARED BY:

Phillip E. Kirk, attorney
338-46th Avenue North
Nashville, Tennessee 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Phillip E. Kirk, a Notary Public in and for said County and State, the within named, Sandra B. Estes Maxwell the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of May, 19 79

Phillip E. Kirk
Notary Public.

My commission expires: 04/17/83

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Phillip E. Kirk, a Notary Public in and for said County and State, the within named William E. Higgins, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of May, 19 79

Phillip E. Kirk
Notary Public.

My commission expires: 04/17/83

QUITCLAIM

Deed

From: Sandra G. Estes Maxwell

to: William E. Higgins Trustee.

AND

From: William E. Higgins Trustee.

to: Ralph E. Maxell and wife, Sandra G. Maxwell

F 32775

IDENTIF. REFERENCE

JUN 5 9 53 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238