This Instrument prepared by:
TED F. WALKER
Attorney at Law
2108 Parkway Towers
Nashville, Tennessee 37219
Telephone: 615-244-7706

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map & Par. #
Michael S. Tidwell 810 Lewis Court Madison, Tn. 37115	Barclays American Mtg. Corp. 5032 Parkway Plaza, Bldg 8 Charlotte, NC 28217	Map 51-10

KNOW ALL MEN BY THESE PRESENTS:

That Mary Beth W. Tidwell, for the express purpose of making a reconveyance as part of a Property Settlement Agreement in a divorce action filed _____ in the _____ Court for Davidson County, Tennessee, Docket Number _____, between Mary Beth Tidwell, Plaintiff, vs. Michael Steve Tidwell, Defendant, does hereby demise, release and forever quitclaim unto the said Michael S. Tidwell, his heirs, successors and assigns, all of her title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennnessee, described as follows:

Being Unit No. 20, known as 810 Lewis Court, Madison, Davidson County, Tennesse, 37115, and a part of Oakland Trace Condominiums - Phase III, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7506, page 623, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plat of Oakland Trace - Phase III as shown of record in Book 7506, page 640, said Register's Office, for a more complete and accurate description of said Unit.

Being the same property conveyed to Michael S. Tidwell and wife, Mary Beth W. Tidwell, by deed from C & T Development Co., Inc., of record in Book 7582, page 238, Register's Office for Davidson County, Tennessee.

THE SAID Michael S. Tidwell hereby assumes, agrees to pay, and agrees to hold Mary Beth W. Tidwell harmless from one Deed of Trust Note dated the 23rd day of June, 1988, in favor of Barclays American Mortgage Corporation with an original principal balance of $73,175.00, said note evidenced by a Deed of Trust of record in Book ____. page _____, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this 3rd day of June, 1989.

Mary Beth W. Tidwell
MARY BETH W. TIDWELL

1719 06/05 0101 03CHECK 9.00

JUN 5 1 15 PM '89

MAIL ENV.

38433

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the unsigned Notary Public, in and for said County and State, the within named Mary Beth W. Tidwell, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 3 day of June, 1989.

Donna R. Dobson
NOTARY PUBLIC

My Commission expires:
4-23-93

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STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

Tidwell
AFFIANT: Michael S. Tidwell

Sworn to and subscribed before me this 3 day of June, 1989.

Donna R. Dobson
NOTARY PUBLIC

My Commission expires:
4-23-93

This instrument prepared from information provided by parties.