QUITCLAIM DEED BOOK 8284 PAGE 141

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Teddy H. Richardson, et ux Larry G. Maxwell, et ux 836 Watts Lane Nashville, TN 37209	Same	103-01-149

For good and adequate consideration and for the express purpose of making a conveyance to create a tenancy in common; I, Gertrude Maxwell Duke, by these presents do hereby quitclaim and convey all right, title, and interest I might have in said property unto Teddy H. Richardson and wife, Miriam A. Richardson, as tenants by the entirety; and Larry G. Maxwell and wife, Deborah E. Maxwell, as tenants by the entirety; thereby creating a tenancy in common with one-half undivided interest owned by Teddy H. Richardson and wife, Miriam A. Richardson, as tenants by the entirety; and one-half undivided interest owned by Larry G. Maxwell and wife, Deborah E. Maxwell, as tenants by the entirety, their heirs and assigns, the within described tract or parcel of land. Glenn A. Duke, the spouse of Gertrude Maxwell Duke, is also executing this instrument to release any rights he may have in the subject property, especially his marital rights. Said property being more fully described as follows, to wit:

Land in Davidson County, Tennessee, being Reserved Parcel A on the Plan of Jackson Shephard Subdivision, of record in Book 4660, page 139, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Watts Lane as widened at the common corner of Lot 1 and the tract herein described; thence with the southeasterly line of Lot 1 north 40 deg. 43' 00" East 143.16 feet to a corner of Lot 1; thence partially along the northerly line of Lot 1 north 49 deg. 16' 58" West 25 feet to a point; thence leaving said lot north 40 deg. 40' 58" east 56.43 feet to a point; thence south 36 deg. 53' 49" east 25.85 feet to a point; thence north 61 deg. 17' 27" east 103.14 feet to a point; thence south 24 deg. 34' 00" east 143 feet to a point; thence south 60 deg. 39' 39" west 83 feet to a point; thence north 22 deg. 55' 32" east 89.30 feet to a point in the northerly margin of Watts Lane as widened; thence with the margin of the same as follows: south 87 deg. 50' 59" west 99.28 feet to a point; thence around a curve to the right 117.94 feet to a point; thence north 51 deg. 24' 10" west 36.84 feet to the point of beginning.

Being the same property conveyed to Howard G. Maxwell and wife, Gertrude Maxwell by deed from Myrtle E. Shephard, Esther P. Jackson and Gwendolyn N. Parker of record in Book 5150, page 5176, Register's office for Davidson County, Tennessee. The said Howard G. Maxwell having since died.

Being the same property conveyed to Gertrude Maxwell, Teddy H. Richardson and wife, Miriam A. Richardson, and Larry G. Maxwell and wife, Deborah E. Maxwell, by Quitclaim Deed from J. Thomas Martin, Trustee, of record in Book 8266, page 544, Register's office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Subscribed and sworn to before me this 2nd day of July, 1991.

Affiant

My Commission Expires: 5-8-1991 NOTARY PUBLIC

This is improved property known as 836 Watts Lane, Nashville, Tennessee 37209.

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

IN WITNESS WHEREOF, We have hereunto set our hands on this the 22nd day of January, 1991.

Gertrude Maxwell Duke
Gertrude Maxwell Duke

Glenn A. Duke
Glenn A. Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Gertrude Maxwell Duke, 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 and official seal at Nashville, Tennessee, this 22nd day of January, 1991.

My Commission Expires: 5-8-91

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Glenn A. Duke, 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 and official seal at Nashville, Tennessee, this 22nd day of January, 1991.

My Commission Expires: 5-8-91

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Thomas Martin, Attorney
Suite 600, 49 Music Square West
Nashville, TN 37203

mail

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IDENTIF. TREFERENCE
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DAVIDSON COUNTY TN.
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