BOOK 8778 PAGE 49

AFTER RECORDING RETURN TO:

_____

_____

_____

Prepared by: NationsBank Legal Department
One Independence Center, 114-13
Charlotte, North Carolina 28255

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.
Clyde Maxwell 6121 Raintree Drive Memphis, TN 38115	same	162-01-0 30.00

THE STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $500.00.

Clyde L. Maxwell
Affiant (Grantee)

Subscribed and sworn to before me, this the 5th day of Nov., 1992.

[Official Seal]

L Chandler Dep Reg
~~Notary Public~~

~~My Commission Expires~~:_____

QUITCLAIM DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt all of which is hereby acknowledged, we, NATIONSBANK OF TENNESSEE, formerly known as Commerce Union Bank by merger into Sovran Bank ("Grantor") do hereby quitclaim, transfer and convey to CLYDE MAXWELL ("Grantee") all of our right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, and being more particularly described in Exhibit A, attached hereto ("Property").

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY,

MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS OR SUBSTANCES (AS DEFINED IN THE PURCHASE AND SALE AGREEMENT PURSUANT TO WHICH THIS DEED IS DELIVERED OR, IF NOT DEFINED THEREIN, MEANING ANY SUBSTANCES OR MATERIALS WHICH ARE NOW OR HEREAFTER CLASSIFIED OR CONSIDERED TO BE HAZARDOUS OR TOXIC UNDER STATE, FEDERAL OR MUNICIPAL LAWS, RULES, ETC. OR THE COMMON LAW, OR ANY OTHER APPLICABLE LAWS RELATING TO THE PROPERTY, OR AS OTHERWISE DEFINED BY LAW), EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN. GRANTEE FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

IN WITNESS WHEREOF, GRANTOR, has caused this Quitclaim Deed to be executed on the 16th day of October, 1992.

ATTEST:

Ass't Secretary

NATIONSBANK OF TENNESSEE, a Tennessee banking corporation

By: _____

Name: Douglas J. Kroiss

Title: Vice President

STATE OF NORTH CAROLINA §
§
COUNTY OF MECKLENBURG §

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Douglas J. Kroiss and Linda E. Landers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Sr. Vice President and Ass't Secretary respectively of NationsBank of Tennessee, a Tennessee banking corporation, the within named bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Douglas J. Kroiss as such Sr. Vice Pres. and Linda E. Landers as such Ass't secretary.

Witness my hand and seal, in Charlotte, North Carolina, this the 16th day of October, 1992.

[Official Seal] DEANNA C. ZURENKO NOTARY PUBLIC MECKLENBURG CO.

Deanna L. Zurenko
Notary Public, State of North Carolina

My Commission Expires: 6/5/95

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Bakwood Heights Subdivision, as of record in Book 2854, page 97, Register's Office for said County.

Said Lot No. 8 fronts 130.0 feet on a curve on the northerly side of April Lane, running back between lines measuring 192.9 feet on the easterly line and 163.1 feet on the westerly side to a broken line in the rear, on which it measures 112.6 feet.

Being the same property conveyed to Commerce Union Bank by Warranty Deed dated May 4, 1983, recorded in Book 6051, page 413, Davidson County, Tennessee.

6146.0

IDENTIFI REFERENCE

NOV 5 12 20 PM '92

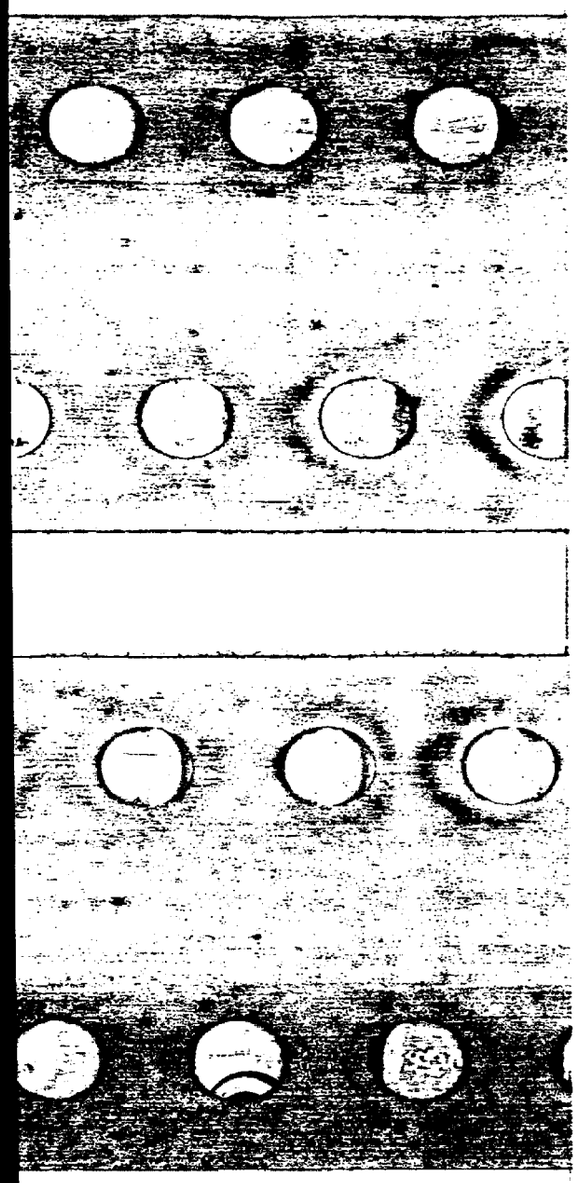
DAVIDSON COUNTY, TN

PICK-UP

3593 11/05 0101 01CASH 18.85

G:\WP\TNFORM\DEED.QC

MLL\0786



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8778 PAGE 53

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	500.00
			CON TX	1.85
			PRFEE	1.00
			WDEED	16.00
			TOTAL	18.85
			CASH	18.85
11/05/92	01		12:18 0001	3593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6146.0

IDENTIFICATION REFERENCE

Nov 5 12 20 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 587448