ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Miriam A. Richardson Larry G. Maxwell 813 Watts Lane Nashville, TN 37209	Same	103-01-153

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 Miriam A. Richardson and Larry G. Maxwell, 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 Lot 2 on the Subdivision of Maxwell Properties as recorded in Plat Book 6250, page 742 of the Register's Office of Davidson County and further described as follows:

Beginning at a concrete monument 25' south of the centerline of Watts Lane, said corner being approximately 1025' east of the easterly margin of Charlotte Pike; thence proceeding away from Watts Lane S 09° 42' 16" W, 596.21'; thence S 79° 59' 05" E, 160.12'; thence N 09° 36' 34" E, 375.00'; thence N 80° 46' 46" W, 124.51'; thence N 10° 59' 17" E, 223.64'; thence N 80° 56' 30" W, 40.00' to the beginning, containing 1.57 acres.

Being part of the same property conveyed to HOWARD G. MAXWELL AND WIFE, GERTRUDE MAXWELL, a one-half (1/2) undivided interest, by deed recorded in Book 3873 at page 522, Register's Office for Davidson County, Tennessee. The remaining one-half (1/2) undivided interest conveyed to HOWARD G. MAXWELL AND WIFE, GERTRUDE MAXWELL by will from Alice Hamer, of record in Probate File No. 57558, Probate Court for Davidson County, Tennessee; the said Howard G. Maxwell having since died.

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 17th day of December, 1992.

Affiant

My Commission Expires: 11/27/93

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY

This is improved property known as 813 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 17th day of December, 1992.

7.65 2.7.

IDENTIFICATION REFERENCE

Dec 23 11 19 AM '92

LIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 12TH day of December, 1992.

My Commission Expires: 11/27/93

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 12TH day of December, 1992.

My Commission Expires: 11/27/93

NOTARY PUBLIC

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

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