QUITCLAIM DEED

	MAP-147-7 PARCEL-135
ADDRESS NEW OWNER(S)	**SEND TAX BILLS TO**
RUBY M. BRADEN	**SAME**
324 FLORA MAXWELL AVENUE	
NASHVILLE, TN 37211	

FOR AND IN CONSIDERATION of a Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee, case number 93D-2569, I, Elza Braden, Grantor, by these presents do hereby quitclaim and convey unto Ruby M. Braden, Grantee, her successors and assigns, all my right, title and interest in and to the following described tract of land:

5510 02/14 0101 03CHECK 8.00

LAND in the 5th, formerly the 7th, Civil District of said County, being the westerly half of lot No. 23 on the Plan of Chester Maxwell's Subdivision, not of record described according to a survey made by Z. J. Wilkinson, Surveyor, October 7, 1953, as follows:

Beginning on the southerly margin of Flora Avenue at the northeast corner of the property conveyed to Phillip Pratt by deed from Chester Maxwell and wife, of record in book 2298, page 329, Register's Office for said County, being the corner of lost Nos. 22 and 23; thence with said Pratt's easterly line and with the line between said lots Nos. 22 and 23 southwardly 125.8 feet; thence along a fence line eastwardly 50.825 feet; thence northwardly 135 feet, more or less, to the southerly margin of said Flora Avenue; thence with said westwardly 50 feet to the beginning.

Being the same property conveyed to Elza Braden and wife, Ruby M. Braden, by quitclaim from Chester Maxwell and wife, Flora Maxwell, of record in book 2599, page 296 of the of the Register of Deed's Office for Davidson County, Tennessee.

This is improved property, known as 324 Flora Maxwell Avenue, Nashville, TN 37211.

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

WITNESS my hand this 10TH day of January, 1994.

Elza Braden Jr
ELZA BRADEN

94 FEB 14 PM 2:29
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

17673
IDENTIF. # REFERENCE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, J. Wales, a Notary Public in and for said County and State, the within named, ELZA BRADEN, the Grantor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of January, 1994.

My Commission Expires:

1/25/97

Samantha J. Wales
NOTARY PUBLIC

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

Elza Braden
ELZA BRADEN

Sworn to and subscribed before me this 26th day of January, 1994.

My Commission Expires:

1/25/97

Samantha J. Wales
NOTARY PUBLIC

This instrument was prepared by:

STEPHEN W. PATE, 150 SECOND AVENUE, NORTH, SUITE 315, NASHVILLE, TN 37201