BOOK 9781 PG. 44

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Miriam Gay Maxwell Magee
Affiant

This instrument prepared by:

Carolyn J. Forster, Attorney
The Tower, Suite 2704
611 Commerce Street
Nashville, TN 37203

Subscribed and sworn to before me on this 28 day of Aug., 1995.

My Commission Expires: 7/27/96

mail

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOs.
MIRIAM GAY MAXWELL MAGEE 3904 Crestridge Drive Nashville, Tennessee 37204	(Same)	Map: 118-14 Parcel: 160

QUITCLAIM DEED

WHEREAS, Stuart Harvey Magee, Jr. ("Grantor") and Miriam Gay Maxwell Magee ("Grantee") were married as husband and wife and owned a certain tract of land in Davidson County, Tennessee described hereinbelow: and

WHEREAS, pursuant to the Divorce Decree dated July 5, 1995, entered by the Court in Miriam Gay Maxwell Magee v. Stuart Harvey Magee, Jr., Second Circuit Court for the State of Tennessee, 20th Judicial District, Davidson County, Case No. 95D-1208, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, Miriam Gay Maxwell Magee is awarded this parcel or tract of land as her sole and separate property; and

WHEREAS, said Divorce Decree is now final and the time for appealing said Decree has passed; and

WHEREAS, in said Divorce Decree, the Court approved the Marital Dissolution Agreement between Grantor and Grantee wherein Grantor agreed to convey all of his right, title and interest in and to the tract of land described hereinbelow.

NOW, THEREFORE, for and in consideration of the terms of said Marital Dissolution Agreement approved in the Divorce Decree, Stuart Harvey Magee, Jr. the Grantor, does hereby convey, remise, release and forever quitclaim unto Miriam Gay Maxwell Magee, the Grantee, her heirs and assigns, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

> Lot No. 2 on the Plan of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING at a point on the easterly margin of Crestridge Drive, at the common corner of lots No. 1 and 2; thence with the line between said lots, southeasterly 254.85 feet to the center line of Brown's Creek; thence with the center of said creek, as follows: South 0 degrees 30 minutes east 48.32 feet, south 45 degrees 44' west 88.37 feet, south 11 degrees 16' west 103.94 feet, south 31 degrees 23' west 60.18 feet, north 80 degrees 06' west 66.96 feet, south 47 degrees 30' west 37.09 feet, south 38 degrees 45' east 59.12 feet and south 15 degrees 48' east 19.47 feet to the common corner of lots No. 2 and 3; thence with the line between said lots northwesterly 272.51 feet to the easterly margin of Crestridge Drive; thence with the margin of the same, northeasterly 323 feet to the point of beginning.
>
> Being the same property conveyed to Stuart Harvey Magee, Jr. and wife Miriam Gay Magee by Quitclaim Deed from Harry Herby Maxwell, Jr., Mary Pamela Maxwell and Miriam Gay Magee, of record in Book 4946, Page 213, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 3904 Crestridge Drive Nashville, Tennessee 37204.
>
> Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

IN WITNESS WHEREOF, I have hereunto set my signature on this 28 day of August, 1995.

Stuart Harvey Magee Jr.
STUART HARVEY MAGEE, JR.

0095795
IDENTIF. & REFERENCE

'95 SEP -1 AM 8:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the within named STUART HARVEY MAGEE, JR., Grantor herein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein expressed and contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of August, 1995.

Anita Hogan
NOTARY PUBLIC

My Commission Expires: 7/7/96

NOTARY PUBLIC

0101 QUITCLAIM DEED 6758 TO/01

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