BOOK 10046 PG 272

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This instrument prepared by
J.P. Barfield
Attorney at Law
Suite 223, Cavalier Bldg.
95 White Bridge Road
Nashville, TN 37205

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Clifford L. Baxter 517 Roosevelt Avenue Madison, TN 37115	Same	Map 43-6 Parcel 195

FOR AND IN CONSIDERATION of the sum of ten ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

WITNESSETH, that, I, Dometra D. Baxter ("Grantor") do hereby remise, release, and quitclaim all of my right, title, and interest in and to the herein after property unto Clifford L. Baxter ("Grantee"), his heirs and assigns, for the express purpose of conveying any and all of my interest to include any an all marital interest and homestead rights to the following described, lot, piece or parcel of land, situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Madison Park, Section III, as of record in Book 3500, page 104, Register's Office for said County.

Said Lot fronts 70 feet on the northerly side of Roosevelt Avenue, and runs back 131.6 feet on the easterly line and 145.4 feet on the westerly line, to a dead line in the rear on which it measures 84 feet.

BEING the same property conveyed to Clifford L. Baxter, and wife, Dometra D. Baxter by Warrant deed from Janice A. Tune of record in Book 7262, Page 91, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 517 Roosevelt Avenue, Madison, TN 37115.

IN WITNESS WHEREOF, this Deed has been executed this 22 day of March, 1996.

BY: Dometra D. Baxter
DOMETRA D. BAXTER

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 0.00.

Subscribed and sworn to before me, this the 22nd day of March, 1996.

Clifford Baxter
AFFIANT

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/20/99
(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me the undersigned, a **NOTARY PUBLIC** in and for said County and State, the within named, **DOMETRA D. BAXTER**, the bargainor with whom I am personally acquainted and who acknowledged that he executed the within deed for the purposes therein contained.

WITNESS my hand and official seal at Office at Nashville, Tennessee, this the 22nd day of March, 1996.

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/20/99

96 MAY 10 AM 9:14
REGISTER
DAVIDSON COUNTY, TN.

0180548
IDENTIF. & REFERENCE