BOOK 10334 PG 636

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Carolyn Watson James
Affiant, Carolyn Watson James

Subscribed and sworn to before me this 27th day of January, 1997.

Notary Public
My commission expires:
My Commission Expires Jan. 29, 2000

This instrument prepared by:
Beverly D. Fisher
1808 West End Ave., Ste. 1001
Nashville, TN 37203

Address New Owner and to:
Carolyn Watson James
3803 Elkins Avenue
Nashville, Tn. 37209

Send Tax Bills to:
Same

Map-Parcel Numbers
92-13
Parcel 214

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that SELLER, Hans Martin Schneider, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto BUYER, Carolyn Watson James, and unto her heirs and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, located at 3801 Elkins Avenue, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Charlotte Park Company's Second Addition, Block 24, of record in Plat Book 57, Page 160, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed by the Department of Housing and Urban Development to Carolyn W. James and husband, Hans M. Schneider, of record in Book 9119, Page 633, Register's Office of Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

No title search or survey was conducted in connection with this deed.

WITNESS my hand this 27th day of January, 1997.

Hans Martin Schneider
SELLER, HANS MARTIN SCHNEIDER

0268658
IDENTIFICATION REFERENCE

97 JAN 31 AM 10:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10334 PG 637

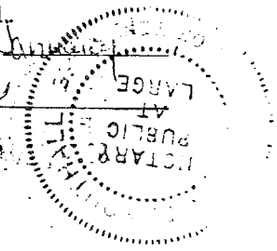
State of Tennessee
County of Davidson

Personally appeared before me, Karen D Southall, the within named SELLER, HANS MARTIN SCHNEIDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 1997.

Karen D. Southall
Notary Public

My commission expires:



9666 01/31 0101 03CHECK 8.00