BOOK 10334 PG 638

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 July 22, 2000

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

Address New Owner and to:	Send Tax Bills to:	Map-Parcel Numbers
Carolyn Watson James	Same	92-13
3803 Elkins Avenue		Parcel 13
Nashville, Tn. 37209		F.B. 11W-71465

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 3803 Elkins Avenue, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of Block 24 on the plan of Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's Office for said county.

Said Lot No. 2 fronts 50 feet on the southerly side of Elkins Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed from Faith N.S.Colebrook and Jeffrey Richardson Colebrook to Carolyn Watson James of record in Book 7575, Page 116, Register's office for Davidson County, Tennessee.

Hans Martin Schneider is relinquishing his marital and homestead Rights.

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

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

0268659
IDENTIFICATION REFERENCE

State of Tennessee
County of Davidson

BOOK 10334 PG 639

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: My Commission Expires: May 22, 2000

9667 01/31 0101 03CHECK 8.00