This Instrument Prepared by:
ROBERT L. JACKSON
ROBERT L. JACKSON & ASSOCIATES
214 Second Avenue, North, Suite 103
Nashville, TN 37201

BOOK 10341 PG 563

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

Robert Lynn Powell
AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 23rd day of January, 1997.

Notary Public
NOTARY PUBLIC

My Commission Expires: 7/26/97

02705564
IDENTIF. & REFERENCE

97 FEB -5 PM 3:55
ELLIX G. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Larry Gene Maxwell 836 Watts Lane Nashville, TN 37209	SAME	MAP 103-01-0 PARCEL 149.00

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, I, DEBORAH LIPSEY MAXWELL, by these presents do hereby quitclaim and convey unto LARRY GENE MAXWELL, to his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Reserved Parcel A on the Plan of Jackson Shephard Subdivision, of record in Book 4660, page 139, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Watts Lane as widened at the common corner of Lot 1 and the trace herein described; thence with the southeasterly line of Lot 1 north 40 degrees 43' 00' East 143.16 feet to a corner of Lot 1; thence partially along the northerly line of Lot 1 north 49 degrees 16' 58" West 25 feet to a point; thence leaving said lot north 40 degrees 40; 58" East 56.43 feet to a point; thence south 36 degrees 53' 49" east 25.85 feet to a point; thence north 61 de. 17'27" east 103.14 feet to a point; thence south 24 de. 34'00" east 143 feet to a point; thence south 60 de. 39'39" west 83 feet to a point; thence north 22 de. 55'32" east 89.30 feet to a point in the northerly margin of Watts Lane as widened; thence with the margin of the same as follows: south 87 de. 50' 59" west 99.28 feet to a point; thence around a curve to the right 117.94 feet to a point; thence north 51 de. 24' 10" west 36.84 feet to the point of beginning.

Being the same property conveyed to Teddy H. Richardson and wife, Miriam A. Richardson, as tenants by the entirety; and Larry G. Maxwell and Deborah E. Maxwell, as tenants by the entirety; creating a tenancy in common with one-half undivided interest owned by Teddy H. Richardson and wife, Miriam A. Richardson; and one-half undivided interest owned by Larry G. Maxwell and wife, Deborah E. Maxwell by Quitclaim Deed from Gertrude Maxwell Duke with a release from Glen A. Duke, of record in book 8284, page 141 Register's office for Davidson County, Tennessee.

The said Larry G. Maxwell and Deborah Lipsey Maxwell having since been divorced by Final Decree of Divorce on the 13th day of January, 1997, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 96D-260, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

THIS is improved property known as 836 Watts Lane, Nashville, Tennessee.

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

Witness my hand this 23 day of January, 1997.

Deborah Lipsey Maxwell
DEBORAH LIPSEY MAXWELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH LIPSEY MAXWELL, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of January, 1997.

John N. Perry
NOTARY PUBLIC

My Commission Expires: July 26, 1997

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8-00