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

BOOK 10341 PG 565

0270565
IDENTIF. # REFERENCE

97 FEB -5 PM 3:56
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

PICK-UP

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

AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

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

NOTARY PUBLIC

My Commission Expires July 26, 1997

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Larry Gene Maxwell 813 Watts Lane Nashville, TN 37209	SAME	MAP 103-01-0 PARCEL 153.00

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 Lot 2 on the Subdivision of Maxwell Properties as recorded in Plat Book 6250, Page 742, of the Register's Office of Davidson County and further described as follows:

Beginning at a concrete monument 25' south of the centerline of Watts Lane, said corner being approximately 1025' east of the easterly margin of Charlotte Pike; thence proceeding away from Watts Lane S 09 degrees 41' 16" W. 596.21'; thence S 79 degrees 05" E, 160.12'; thence N 09 degrees 36' 34" E, 375.00; thence N 80 degrees 46' 46" W, 124.51'; thence N 10 degrees 59' 17" E, 223.64'; thence N 80 degrees 56' 30" W, 40.00 degrees to the beginning, containing 1.57 acres.

Being part of the same property conveyed to MIRIAM A. RICHARDSON and LARRY G. MAXWELL, by Quitclaim Deed to create a tenancy in common recorded in Book 8822 at page 504, 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 813 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

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.

NOTARY PUBLIC

My Commission Expires: July 26, 1997

3645 02/05 0101 03CHECK 8.00