THIS INSTRUMENT PREPARED BY:

BOOK 10420 PG 910

D.W. McMackin
5200 Maryland Way, Suite 105
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
MATTIE C. LEE 910 Acklen Avenue Nashville, TN 37203	SAME	Map & Parcel No. 105-9-381

THIS QUITCLAIM DEED Made and Entered into on this the 9th day of April, 1997, by and between Maudie L. Russell, unmarried, hereinafter referred to as Grantor, and Mattie C. Lee, unmarried, hereinafter referred to as Grantee:

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), this day cash in hand each to the other paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and so as to effectuate and vest fee simple title in and unto GRANTEE, Maudie L. Russell, unmarried, does hereby quitclaim unto Mattie C. Lee, unmarried, her heirs and assigns, all of my right, title and interest, reserving and retaining a life estate unto myself, in and to the following described real estate located in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, State of Tennessee, being the easterly part of Lot No. 31 and the westerly 5 feet of Lot No. 30 on the Map of Waverly Land Companys Subdivision, called "Waverly Place" of record in Book 57, page 95, of the Register's Office for Davidson County, Tennessee.

SAID parts of said lots adjoin and front together 55 feet on the northerly side of Acklen Avenue, formerly Prospect Avenue, and runs back between lines 225 feet to an alley in the rear on which it measures 41-1/4 feet.

BEING the same property conveyed to James W. Russell and wife, Maudie L. Russell, by deed from Posey Ellis Jenkins of record in Book 3134, page 301, Register's Office for Davidson County, Tennessee. James W. Russell is now deceased.

GRANTOR HEREIN EXPRESSLY RESERVES AND RETAINS A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property, known as 910 Acklen Avenue, Nashville, TN 37203.

BOOK 10420 PG 911

WITNESS my hand this the 9th day of April, 1997.

Maudie L. Russell
MAUDIE L. RUSSELL

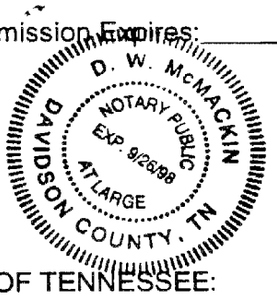
STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maudie L. Russell, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9th day of April, 1997.

D. W. McMackin
NOTARY PUBLIC

My Commission Expires:



STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

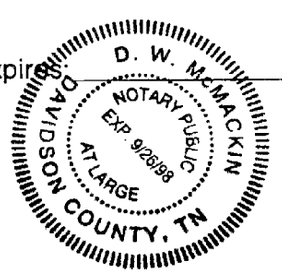
The actual monetary consideration for this transfer is NONE.

Maudie L. Russell
Affiant

Subscribed and sworn to before me
this 9th day of April, 1997.

D. W. McMackin
NOTARY PUBLIC

My Commission Expires:



0295596
IDENTIF. & REFERENCE

97 APR 18 AM 8:22
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0800 04/18 0101 03CHECK 8.00