BOOK 10427 PG 381

This Instrument Prepared By: return to
Title Enterprises, Inc.
3354 Perimeter Hill Drive
Nashville, Tn. 37211

02975412
IDENTIFICATION REFERENCE

97 APR 24 AM 11:00
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **JAMES RAY WARD** do hereby bargain, sell, release, remise, quitclaim and convey unto **JAMES RAY WARD AND JAMES WHEELER**, all my rights, title and interest in and to the following described real estate, to-wit:

Certain real estate in Davidson County, State of Tennessee, described as follows:

See Exhibit "A" attached hereto and made apart hereof:

2964 04/24 0101 03 [illegible] 10.00

This conveyance is made subject to such encumbrances as may affect the property.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 18th day of April, 1997.

James Ray Ward

JAMES RAY WARD

BOOK 10427 PG 382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of April, 1997, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Ray Ward,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Melody R. Wilson
Notary Public

MELODY R. WILSON NOTARY PUBLIC AT LARGE Commission exp. 8-12-97 RUTHERFORD COUNTY, TENNESSEE

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

S Bull
Affiant

Subscribed and sworn to before me this 18th day of April, 1997.

Melody R. Wilson
Notary Public

MELODY R. WILSON NOTARY PUBLIC AT LARGE Commission exp. 8-12-97 RUTHERFORD COUNTY, TENNESSEE

My Commission Expires

MAP 083 GROUP 13 PARCEL 402.00

Property Known As:

1600 Russell Street
Nashville, TN. 37206

Mail Tax Notice To:

America's Wholesale Lender
400 Countrywide Way
Simi Valley, CA 93065-6298

Exhibit "A"

The following described property Davidson County, State of Tennessee, to-wit:

Being the Westerly part of Lot No. 45 on the Plan of Lindsley Subdivision of the Chadwell Tract, as of record in Plan Book 2, page 24, Chancery Court at Nashville, described as follows:

Beginning at the Southeast corner of South 16th and Russell Streets; thence with the Southerly margin of Russell Street, Eastwardly 65 feet 2 inches, more or less, to the Northwest corner of the property conveyed to Charles William Fields and wife, By Deed from Mary P. Horn, of record in Book 1314, page 257, Register's Office for said County; thence, with Fields Westerly line, Southwardly 160 feet to the Northerly Margin of an alley; thence, with said alley Westwardly 65 feet to the Easterly Margin of South 16th Street; thence, with said Street, Northwardly 160 feet to the beginning.

Being the same property conveyed to James Ray Ward, unmarried by Warranty Deed from Marie Ann Post Jones, dated October 19, 1987 and recorded October 27, 1987, in Book 7387, page 584, Register's Office for Davidson County, Tennessee.