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

BOOK 10512 PG 806

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

Buford Wade Blackwell
AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 1st day of July, 1997.

Faye S. Ford
NOTARY PUBLIC

My Commission Expires: 11/27/99

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Wade Blackwell 3676 Baxter Road Joelton, TN 37080	SAME	008-00-0/089.00

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

SEE ATTACHED EXHIBIT A

BEING, the same property conveyed to Buford Wade Blackwell and wife, Kim Blackwell, by deed of record in Book 7772, Page 918 of Davidson County, Tennessee and modified by deed of correction recorded at Book 7817, Page 518 of record in said county. The said Buford Wade Blackwell and Kim Blackwell having since been divorced by Final Decree of Divorce on the 19th day of February, 1997, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 94D-4407, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

This property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

THIS is improved property known as 3676 Baxter Road, Joelton, Davidson County, Tennessee 37080.

Witness my hand this 1st day of July, 1997.

Kimberly G. Blackwell
KIMBERLY G. BLACKWELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KIMBERLY G. BLACKWELL**, 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 Joelton, Tennessee, this 1st day of July, 1997.

Faye S. Ford
NOTARY PUBLIC

My Commission Expires: 11/27/99

032178

IDENTIF. ↑ REFERENCE

PICK-UP

97 JUL -1 PM 1:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

954 07/01 0101 01CASH 12.00

EXHIBIT A

BOOK 10512 PG 808

PARCEL 1: Land in the 14th Civil District of Davidson County, Tennessee. Beginning at a point in the northwest corner of Lot No. 2 of the property conveyed to Buford Blackwell and wife, Rebecca Blackwell, by deed of record in Book 4985, Page 257 of the Register's Office of Davidson County, Tennessee; **THENCE**, North 04 degrees 30 minutes East, 1696 feet to a 10 inch white oak; **THENCE** South 86 degrees, 00 minutes East, 265.5 feet to a stake; **THENCE**, South 03 degrees, 46 minutes West, 145 feet to a 12 inch white oak; **THENCE**, South 27 degrees, 40 minutes East, 92.5 feet to a marked 6 inch hickory; **THENCE** South 03 degrees, 20 minutes West, 82 feet to a marked 10 inch poplar; **THENCE**, South 41 degrees 20 minutes West, 81.5 feet to a stake; **THENCE**, South 03 degrees 45 minutes West, 461.78 feet to an iron pin; **THENCE**, North 85 degrees 36 minutes 08 seconds West, 215.54 feet to an iron pin; **THENCE**, South 04 degrees 23 minutes 54 seconds West, 881.64 feet to an iron pin; **THENCE**, North 85 degrees 23 minutes 35 seconds West, 50 feet to the point beginning, containing 6.60 acres, more or less.

BEING the remaining portion of Tract No. 1 of the property conveyed to Buford Blackwell and wife, Rebecca Blackwell, by deed of record in Book 4985, Page 257, of the Register's Office of Davidson County, Tennessee.

PARCEL 2: In addition to the foregoing the grantor further grants to the grantee, as an easement appurtenant to Parcel 1 aforesaid, a perpetual easement for ingress and egress over and across the west fifty feet (50 feet) of Tract No. 2 for the property conveyed to Buford Blackwell and wife, Rebecca Blackwell by deed of record in Book 4985, page 257 of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Buford Wade Blackwell and wife, Kim Blackwell by deed of record in Book 7772, Page 918 of Davidson County, Tennessee and modified by deed of correction recorded at Book 7817, Page 518 of record in said county.