THIS INSTRUMENT PREPARED BY LUTHER E. CANTRELL, JR., ATTORNEY AT LAW, P. O. BOX 190609, NASHVILLE, TN 37219-0609.

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Keith Powers 414 Weaver Drive Nashvlle, Tn. 37217	SAME	Map 119-10 Par. 123 6DA-34009

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, I, CHARLES BRAXTON CUNNINGHAM, by these presents do hereby quitclaim and convey unto KEITH POWERS, his successors and assigns, the following described tract or parcel of land, to wit:

0103 01/08 0101 03CHECK 154.70

Being lot No. 37 on the Plan of Hidden Acres Subdivision, of record in Book 1130, page 89, Register's Office for said County.

Said lot No. 37 fronts 79.5 feet on the west side of Hartford Drive and runs back between lines 148.5 feet on the north line and 148.4 feet on the south line to a dead line, on which it measures 79.5 feet.

This conveyance is made subject to Thirty-foot building setback line from Hartford Drive, 10-foot public utility easement along rear line of premises and conditions of owners certificate as shown on plan of record in Book 1130, page 89, and to restrictive covenants contained in an instrument of record in Book 1394, page 218, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Braxton Cunningham from Eva P. Cunningham, by deed of record in Book 8625, page 78, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $41,000.00.

x Charles Cunningham
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME this 21st day of November, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-29-2001

This is improved property known as 2727 Hartford Drive, Nashville, Davidson County, Tennessee.

In the deed from **EVA P. CUNNINGHAM** to **CHARLES BRAXTON CUNNINGHAM**, the conveyance is made with **CHARLES BRAXTON CUNNINGHAM** listed as Trustee. This is erroneous, and the word "Trustee" should not have appeared, as there is no, and was no, trust, but a straight out sale and quitclaim deed from my mother, now deceased (12/14/94), to me, and I am, and was, the only child of the decedent.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11-21- day of November, 1997.

Charles Braxton Cunningham
CHARLES BRAXTON CUNNINGHAM

BK/10751PG590

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Luther E Cantrell, a Notary Public in and for said County and State, the within named, **CHARLES BRAXTON CUNNINGHAM**, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-29-2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, **PATSY CUNNINGHAM**, hereby quitclaim any and all interest which I may or might have in this property.

This 21 day of November, 1997.

Patsy Cunningham
PATSY CUNNINGHAM

SWORN TO AND SUBSCRIBED BEFORE ME this 21 day of November, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-29-2001

MAIL ENV.

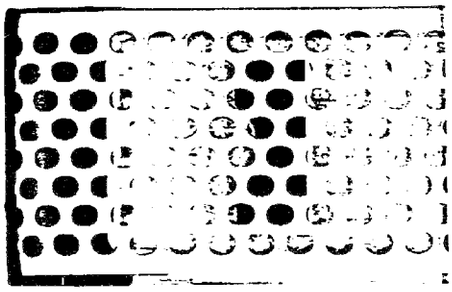
98 JAN -8 PM 2:04

REGISTER

IDENTIFICATION REFERENCE

01388355

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10751 PG 891

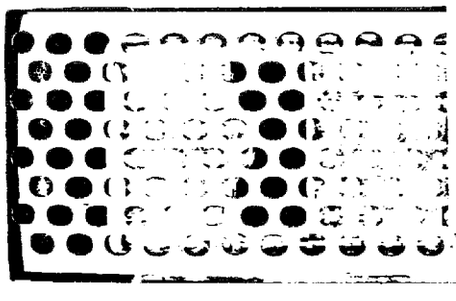
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 41000.00
CON TX 151.70
PRFEE 1.00
WDEED 12.00
TOTAL 164.70
CHECK 164.70

01/08/98 01 14:06 0001 0103

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



IDENTIF. REFERENCE 0388355

98 JAN -8 PM 2:04

REGISTER
DAVIDSON CO. TN.

No. 1240769