BK/10767PG351

QUITCLAIM DEED

FROM: WARREN E. DEAN, IV

TO: DEBORAH R. WATSON, DIANNE G. RUSSELL, and DONNA G. WITHERSPOON

ADDRESS NEW OWNERS AND SEND TAX NOTICES TO:
Deborah R. Watson, Dianne G. Russell, and Donna G. Witherspoon
c/o Donna G. Witherspoon
455 Weeping Elm Road
Mt. Juliet, TN 37122

PROPERTY ADDRESS: 2821 Clare Street
Nashville, TN 37209

MAP: 92-6

PARCEL: 170

98 JAN 23 PM 3:30

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For and in consideration of the mutual agreement of the parties for the distribution of the Estate of Lucille E. Dean among her four surviving children, Warren E. Dean, IV, hereby quitclaims, transfers, and conveys unto Deborah R. Watson, Dianne G. Russell, and Donna G. Witherspoon, their heirs and assigns, all of his right, title and interest in and to the following described parcel of land in Davidson County, Tennessee:

5218 01/23 0101 03CHECK 12.00

Land in Davidson County, Tennessee, being Lots Nos. 8 and 9, Block C, on the Plan of Fisk University Place, of record in Book 421, page 5, said Register's Office.

Said Lots 8 and 9 front together 50 feet on the southerly margin of Clare Street and extend back between parallel lines 177 feet to a dead line.

Included in the above description but excluded herefrom is a portion of the property conveyed to the State of Tennessee by judgment decree in the Third Circuit Court, Davidson County, Tennessee, Docket No. A-4938, of record in Book 4212, page 494, said Register's Office.

Being the same property conveyed to Warren E. Dean, III, and wife, Lucille E. Dean, by deed from Jennie L. Dixon, of record in Book 7137, page 657, Office of the Register for Davidson County, Tennessee, the said Warren E. Dean, III, having since died, survived by his wife, the said Lucille Dean, who is now also deceased, and whose estate is under administration in the Probate Court for Davidson County, Tennessee, Case No. 96P-101.

Also being a portion of the property devised to Warren E. Dean, IV, by the Last Will and Testament and First Codicil thereto of Lucille E. Dean (referred to therein as "2821 Clair Street,

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Nashville"), of record in Will Book 203, page 198, Office of the Probate Clerk for Davidson County, Tennessee. This is improved property known as 2821 Clare Street, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, Warren E. Dean, IV, has affixed his signature to this Quitclaim Deed on this 12th day of ~~May~~ August, 1997.

Warren E. Dean IV
WARREN E. DEAN, IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WARREN E. DEAN, IV, the Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of ~~May~~ August, 1997.

Christina L. Neeley
NOTARY PUBLIC

My commission expires:

1-27-2001

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn, makes oath that the foregoing Quitclaim Deed was executed as a portion of a Agreed Settlement of the Estate of Lucille E. Dean, and that no consideration was paid therefor.

Donna H. Wilkerson
AFFIANT

Sworn to and subscribed before me this 21 day of ~~May~~ Jan, 1998.

Anita J. Bush
NOTARY PUBLIC

My commission expires:
7/22/00

This instrument prepared by: GEORGE H. CATE, JR.
95 White Bridge Road
Suite 503, Cavalier Building
Nashville, TN 37205
615/352-8677