QUITCLAIM DEED

BOOK 10824 PG 299

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANNE M. WALKER	FT MORTGAGE COS.	91-5-27
6212 LAREDO AVE.	D/B/A FIRST	FIELD BOOK #
NASHVILLE, TN 37209	FIRST TENNESSEE MORTGAGE COMPANY, INC.	08DA-24670

THIS INSTRUMENT PREPARED BY: TATUM & JONES, ATTORNEYS
2001 CHARLOTTE AVENUE, SUITE 200
NASHVILLE, TN 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-.

AFFIANT

Subscribed and sworn to before me, this the 23RD day of FEBRUARY, 1998.

MY COMMISSION EXPIRES:
5/27/2001

NOTARY PUBLIC

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, THOMAS M. CULWELL, by these presents do hereby QUITCLAIM and CONVEY unto ANNE M. CULWELL, now known as ANNE M. WALKER, her successors and assigns, all my rights, title and interest in and to the following described tract of land:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

unimproved ( )
This is improved (X) property, known as: 6212 LAREDO AVENUE
NASHVILLE, TN 37209

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

IN WITNESS WHEREOF, we have hereunto set our hands on this the 23RD day of FEBRUARY, 1998.

THOMAS M. CULWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, THOMAS M. CULWELL, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE, this 23RD day of FEBRUARY, 1998.

MY COMMISSION EXPIRES:
5/27/2001

NOTARY PUBLIC

98 005 0001 020 MEMPHIS

$.00

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EXHIBIT "A"

LAND in DAVIDSON County, Tennessee, being Lot No. 16, on the Plan of MOSS-WOOD SUBDIVISION, of record in Book 2663, page 102, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to THOMAS M. CULWELL AND WIFE, ANNE M. CULWELL, by deed from Albert W. Bryson and wife, Rita A. Bryson, of record in Book 7663, page 305, Register's Office for DAVIDSON County, Tennessee. SAID parties have since divorced and subject property is vested in ANNE M. CULWELL, now known as ANNE M. WALKER, pursuant to Final Decree, Docket No. 97-02259, Fourth Circuit Court of DAVIDSON County, Tennessee, and by Quitclaim Deed from THOMAS M. CULWELL to ANNE M. CULWELL, now known as ANNE M. WALKER, being recorded simultaneously herewith.

0408226
IDENTIF. & REFERENCE
98 MAR -5 AM 10:09
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Q.W.