THIS INSTRUMENT PREPARED BY:

BK/10850PG381

J. L. THOMPSON, III, Attorney
4535 Harding Road, Suite C-105
Nashville, TN 37205

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Sandra Stuart 1123 Meridian Street Nashville, TN 37207	same	Map: 71-15 Parcel: 405

QUITCLAIM DEED

For no money consideration and as an equitable division of the marital estate, and pursuant to the terms and conditions of a decree for absolute divorce in the Fourth Circuit Court for Davidson County, Tennessee, being Docket No. 98D-884, and styled Sandra Camille Stuart vs. Durward Fulwell Stuart, the undersigned Durward Fulwell Stuart hereby quitclaims, transfers and conveys to Sandra Camille Stuart, her heirs and assigns, all of his right, title and interest in and to certain real property in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Crutcher Brothers Plan of record in Book 161, Page 158, said Register's Office to which reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Durward F. Stuart and wife, Sandra C. Williams Stuart by deed of record in book 6521, page 160, said Register's Office.

And now, I the said Durward F. Stuart, do hereby quitclaim and convey unto Sandra Camille Stuart, her heirs and assigns, any and all interest which I may have in the property hereinabove described, and to which reference is here made, and said property interest is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises.

IN WITNESS WHEREOF, I have set my name this the 20 day of March, 1998.

DURWARD F. STUART

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, the within named DURWARD F. STUART, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory knowledge, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20 day of March, 1998.

NOTARY PUBLIC

My commission expires: My Commission Expires JULY 22, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

DURWARD F. STUART

Sworn to and subscribed before me this the 20 day of March, 1998.

NOTARY PUBLIC

My Commission Expires JULY 22, 2000

My commission expires:

98 MAR 24 AM 8:28

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MAIL ENV.