BOOK 10980 PG 954

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP-PARCEL NUMBER*
JAMES E. WARNER *553 ROXANNE DRIVE* *ANTIOCH, TN 37013*	*SAME*	*MAP : 162-10-115*

FOR A CONSIDERATION, and in accordance with the terms of a Final Decree of Divorce submitted to the Court on the 14th day of May, 1998, for the Second Circuit Court for Davidson County, Tennessee, at Minute Book _____, page _____, the undersigned, Claudia Warner, by these presents, quitclaims, grants and conveys unto James E. Warner, all the undersigneds interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the plan of Brook View Estates, Section 2, of record in Plan Book 4460, page 163, Register's Office for said County.

Said Lot No. 115 fronts 70.68 feet on the southerly margin of Roxanne Drive and extends back 171.90 feet on the easterly line and 150.73 feet on the westerly line to a dead line in the rear, measuring 98.00 feet thereon.

Being the same property conveyed to James E. Warner by deed from Lannie Wade and wife, Doris Wade, of record in Book 10096, page 139, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property, known as 553 Roxanne Drive, Antioch, Davidson County, Tennessee. 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 20th day of May, 1998.

Claudia Warner
GRANTOR

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Claudia Warner, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

James C. Dale III
NOTARY PUBLIC

My Commission Expires: 7/25/98

This Instrument was prepared by:
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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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IDENTIF. & REFERENCE