This instrument prepared by:
JAMES L. CURTIS, ESQ.
Washington Square, Suite 204
214 Second Avenue, North
Nashville, TN 37201
(615) 256-4747

RETURN RECORDED DOCUMENT TO:
NationsBank
3401 W. End St. Suite 400
Attn: Exception Desk
Nashville, TN 37203

Address New Owner(s):	Send Tax Bills To	Map-Parcel Number
Debbie Russell 329 Ladybird Court Nashville, TN 37217	The Prudential Insurance Co. P.O. Box 2202 Jacksonville, FL 32203	Map 135-5 Parcel 60

QUITCLAIM DEED

For no monetary consideration and pursuant to the terms of a decree of absolute divorce in the Fourth Circuit Court for Davidson County, Tennessee, at Nashville, styled, Deborah Ann Russell v. Gary L. Russell, bearing Docket No. 86D-3243, Gary L. Russell quitclaims, transfers and conveys to Deborah Ann Russell, 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 below.

I, Gary L. Russell, ("GRANTOR"), by these presents do hereby quitclaim and convey, subject to the restrictions set for herein, unto Deborah Ann Russell, Grantee, her successors and assigns, the following tract or parcel of land ("the property") in the State of Tennessee, Davidson County, described, to wit:

> Land in the 14th Civil District of Davidson County, Tennessee being Lot No. 74 on the Plan of Town Park Estates, as of record in Book 3300, page 64, Register's Office for said County, to which reference is here made to said plan for a more complete and accurate description thereof.
>
> Being the same property conveyed to Gary L. Russell and wife, Debbie Russell, by deed from W.M. Frost and wife, Mary M. Frost by deed in Book 4859, Page 649, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is improved property known as 329 Ladybird Court, Nashville, Davidson County, Tennessee 37217.

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

AND NOW, I, the said Gary L. Russell, do hereby quitclaim and convey unto Deborah Ann Russell, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the property.

The said Deborah Ann Russell and Debbie Russell being one and the same person.

1 998

In witness whereof, I have set my name this the 24th day of June, 1998.

Gary L Russell
GARY L. RUSSELL

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, Gary L. Russell, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 24th day of June, 1998.

Ruth K. Cushenberry
NOTARY PUBLIC

My Commission Expires: 5-27-98

State of Tennessee)

County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ zero (-0-), pursuant to a Final Decree of Divorce.

Deborah Russell
AFFIANT

Subscribed and sworn to before me

this 24th day of June, 1998

Ruth K. Cushenberry
NOTARY PUBLIC

My Commission Expires: 5-27-98

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IDENTIF. & REFERENCE
98 JUL 27 AM 9:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8087 07/27 0101 03CHECK 10.00