THIS INSTRUMENT WAS PREPARED BY:

Mary Frances Lyle, Esquire
First American Center, 20th Floor
315 Deaderick Street
Nashville, Tennessee 37238-2075

BOOK 11290 PAGE 146

QUITCLAIM DEED

FROM: Jacob A. Spell

TO: Judith E. Spell

Address New Owner(s) as follows:

Judith E. Spell
27800 N. McBean Parkway, #121
Valencia, CA 91354

Send Tax Bills To:

same

142-3 009

AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

I, Judith Elizabeth Spell, after being first duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Judith Elizabeth Spell vs. Jacob Astor Spell, Civil Action No. 97D-3496, Fourth Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

NNA1
LYNNETTE M. MOLLOY
COMM. # 1058210
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires JUL 11, 1999
LVNN

Judith Elizabeth Spell
JUDITH ELIZABETH SPELL

Sworn to and subscribed before me, this 22 day of July, 1998.

Lynnette M. Molloy
NOTARY PUBLIC

My Commission Expires: July 11, 1999

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, Jacob A. Spell, does transfer, quitclaim and convey unto the said Judith E. Spell, her heirs, successors, and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 74 on the Plan of Cross Timbers, Section II, as of record in Book 3700, page 92, described as follows:

Beginning on the northeasterly side of Cavalier Court at the corner of Lots 73 and 74; thence with the line between said lots, northeasterly 140.9 feet to a corner of Lots

Nos. 72 and 73; thence with the line between Lots 72 and 74, north 83 degrees 21 minutes east 42.9 feet; thence along the rear of Lot No. 74, south 6 degrees 41 minutes east 201.90 feet to the corner of Lots 74 and 75; thence with the line of said lots, in a westerly direction 160.5 feet to the east margin of Cavalier Court; thence around a curve in a northwesterly direction with said Court, 53.92 feet to the beginning.

Being the same property conveyed to Patrick J. Walton and wife, Joni Walton, by deed from Dan S. Sanders, III and wife, Beverly M. Sanders, of record in Book 6939, page 49, Register's Office for Davidson County, Tennessee, dated August 4, 1986.

Being the same property conveyed to Jacob A. Spell and wife, Judith E. Spell, by deed from Patrick J. Walton and wife, Joni Walton, of record in Book 7778, page 930, Register's Office for Davidson County, Tennessee.

This is improved property known as 7331 Cavalier Court, Nashville, Davidson County, Tennessee.

TO HAVE AND HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Judith E. Spell, her heirs, successors, and assigns, forever.

Witness my hand this 21st day of August, 1998.

Karen Lee Hankins

Carolyn Raines Hankins

J. A. Spell

JACOB A. SPELL

STATE OF SOUTH CAROLINA)
)
COUNTY OF Horry)

Personally appeared before me, a Notary Public in and for said County and State, the within named JACOB A. SPELL, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Myrtle Beach, South Carolina, this 21st day of August, 1998.

MAIL ENV.

Rebecca C Hinds

NOTARY PUBLIC

My Commission Expires: 5-23-2004

0534776
IDENTIF. & REFERENCE

99 JAN 11 AM 8:39
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

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