0562306

IDENTIF. & REFERENCE

BOOK 11388 PG. 371

99 MAR 17 PM 12:32

REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared by:
Nan Shelby Calloway
Attorney at Law
1024 16th Avenue South
Nashville, TN 37213

QUITCLAIM DEED

Address New Owner:

Ann F. Maxwell
641 Old Hickory Blvd., #314
Brentwood, TN 37027

Send Tax bills to:

Countrywide Home Loans
P.O. Box 660694
Dallas, TX 75266-0694

Map Parcel No.:171-3-B 126.00

FOR AND IN CONSIDERATION of One dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, of which is Grantee's promise to hold Grantor harmless for a certain notes executed by the parties hereto in favor of the First and Second Mortgage holders, being Countrywide Home Loans, their successors and assigns, the Deeds of Trust securing the herein described property, and to make said payments on a regular basis as set forth in the said Notes and Deeds of Trust, and Grantee's further promise to assume, pay and discharge and hold harmless and indemnify the Grantor therefrom all debts, liens and encumbrances presently affecting the property hereinafter described, the receipt of which is acknowledged, I , the Grantor herein and tenant in common with the Grantee with rights of survivorship do hereby quitclaim and convey unto the said Ann F. Maxwell, Grantee, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson county, TN, being Unit No. 42 on the Plan of Phase One, Section Three, Townhomes of Fredericksburg, of record in Book 9700, Page 534, Register's Office for said County, to which Plan reference is hereby made for a a more complete description.

Subject to the restrictions of record in Book 10126, Page 435; Book 10224, Page 683 and corrected in Book 10294, Page 850; Book 10393, Page 11; Book 10628, Page 517 and Book 7798, Page 843; Bylaws in Book 10126, Page 489 and Book 10275, Page 959; Easements in Book 7993, Page 269; Book 7851, Page 712; in Book 7358, Page 643, Book 9607, Page 431; Dedication of site drainage easement in Book 10012, Page 756, charter in Book 10126, Page 430, and all matters shown on the Plan of Record.

Being the same property conveyed to Gary R. Maxwell and wife, Ann F. Maxwell, Grantees from Radnor Homes, Grantors by warranty deed dated June 19, 1998 of record in Deed Book 10989, Page 199, Register's Office for Davidson County, TN.

This is improved property known as 641 Old Hickory Blvd., #314, Brentwood, TN 37027.

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TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title and interest thereunto belonging to the said Grantee, and subject to the Deed of Trust in favor of Countrywide Home Loans, its successors and its assigns, all other encumbrances upon said property which are of record, and Grantee's promise to hold Grantor harmless from said indebtedness and any and all other encumbrances on the above property, should any exist.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 17 day of March, 1999.

Gary R. Maxwell
GARY R. MAXWELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named, GARY R. MAXWELL, 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 the 17th day of March, 1999.

Rebecca Sue Grimm
NOTARY PUBLIC

My commission expires: REBECCA SUE GRIMM ~~My Commission Expires Sept. 29, 2001~~

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is no monetary consideration.

Ann F. Maxwell
ANN F. MAXWELL

Rebecca Sue Grimm
NOTARY PUBLIC

My Commission expires: REBECCA SUE GRIMM ~~My Commission Expires Sept. 29, 2001~~

03/17 0101 01FASH 10.00