THIS INSTRUMENT WAS PREPARED BY: Patricia Mayes
Attorney at Law
227 Second Avenue, North
Nashville, TN 37201
(615) 256-0550

Based on information provided by the parties.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Elizabeth H. McSpadden 2609 Timberland Drive Nashville, TN 37217	Engel Mortgage Company, Inc. P. O. Box 847 Birmingham, Alabama 35201	135-16-45 2D-54154

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Property Settlement Agreement in that certain case styled Elizabeth Ann McSpadden Hudgens vs. David Wayne Hudgens, Civil Action 84D-2494, Probate Court for Davidson County, Tennessee, and that there was no other consideration given for the transfer.

David Wayne Hudgens
AFFIANT

Sworn to and subscribed before me, this the 26th day of January, 1999.

Linda Ann Bass
NOTARY PUBLIC

My Commission Expires: 11/25/2000

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and in accordance with the terms and conditions of the Property Settlement Agreement in that certain case styled Elizabeth Ann McSpadden Hudgens vs. David Wayne Hudgens, Civil Action No. 84D-2494, Probate Court for Davidson County, Tennessee, David Wayne Hudgens has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Elizabeth Ann McSpadden (Hudgens), her heirs, successors, and assigns, all of his right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 577 on the Plan of Edge-O-Lake Estates, Section XIII, as of record at Book 4175, Page 33, Register's Office for said county.

Said Lot No. 577 fronts 88.59 feet on the southerly margin of Timberland Drive, and extends back 141.15 feet on the easterly line, and 132.0 feet on the westerly line, to a line on the rear on which it measures 74.03 feet.

Being all the same property conveyed to David W. Hudgens, et ux, from Dennis W. Grau and Wife, Joyce H. Grau, by deed of record at Book 5789, page 136, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record at Book 4268, page 302; and to the limitations shown on the Plan of record at Book 4175, page 33, both of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with appurtenances, estate, title, and interest thereto belonging to the said Elizabeth H. McSpadden (Hudgens), her heirs, successors, and assigns, forever.

WITNESS MY HAND this 26th day of March, 1999.

DAVID WAYNE HUDGENS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public for said County and State, DAVID WAYNE HUDGENS, 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, on this the 26 day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 11/25/2000

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RECEIVED FOR REFERENCE

99 APR -8 PM 2:34

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

$946 04/08 0101 01CASH 10-00