FILE BOX "7"
FILE NO. SP38303

BOOK 11676 PAGE 130

QUITCLAIM DEED

FROM: J. Bradley Powers and wife, Maureen K. Powers

TO: Maureen K. Powers

This Instrument Was Prepared By:
Marlene Eskind Moses
Suite 500
One Church Street Building
Nashville, Tennessee 37201

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
617 Clarkdun Court Brentwood, TN 37027	Wachovia Mortgage Company P. O. Box 3174 Winston-Salem, NC 27102	117-16 95 16DA 7040

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 Marital Dissolution Agreement in that certain case styled Maureen Kennedy Powers vs. John Bradley Powers, Docket No. 90692, in the Circuit Court of Williamson County, Tennessee and that there was no other consideration given for the transfer.

x _____
Affiant

Sworn to and subscribed before me,
this 21 day of September, 1999.

_____
My Commission Expires:
5/28/2000

99 SEP 27 AM 10:39
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0639664
CONSIDERATION REFERENCE

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Maureen Kennedy Powers vs. John Bradley Powers, Docket No. 90692, in the Circuit Court for Williamson County, Tennessee, John Bradley Powers has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Maureen K. Powers, 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, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 and the westerly 45 feet of Lot No.3 Block "Q" on the plan of Maplehurst, of record in Book 843, pages 22 and 23, Register's Office for said County.

Said Lot no. 4 and part of Lot No. 3 front together 105.0 feet on the southerly margin of Grandview Drive and extends back between parallel lines 150.0 feet to a dead line.

252101 0127 02/28/2000 01:30:03PM CHECK
10.00

Being the same property conveyed to Mark R. Crowell and wife, Angela T. Crowell by deed from William L. Griggs and wife, Floyd W. Griggs of record in Book 5316, page 524, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Commerce Union Bank of record in Book 5316, page 526, Register's Office for said County, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

Being the same property conveyed to J. Bradley Powers and wife, Maureen K. Powers by deed from Mark R. Crowell and wife, Angela T. Crowell of record in Book 6117, page 531, Register's Office for said County.

This is improved property, known as 1407 Grandview Drive, Nashville, Tennessee 37215.

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

Witness my hand this 28th day of August, 1992.

J. Bradley Powers
J. Bradley Powers

STATE OF MASSACHUSETTS)
COUNTY OF Hampshire)

J. Bradley Powers personally appeared before me, a Notary Public of said County and State, 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 Amherst, Massachusetts, this 28th day of August, 1992.

Miriam T. Cody
Notary Public

My Commission Expires:

MIRIAM T. CODY
Notary Public
My Commission Expires Sept. 28, 1995