Davidson County DEEDQC
Recvd: 02/16/01 08:23 4pgs
Fees:18.00 Taxes:0.00
20010216-0014746

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

File Box 24

ADDRESS NEW OWNER:
Russell C. Maxwell,
Gary Wayne Maxwell, Sandra Lynn Maxwell Brown
813 Hawaiian View
Antioch, TN 37013

SEND TAX BILL:
To *To Owner*

MAP AND PARCEL:
MAP 148-13
PARCEL 83

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate in Russell C. Maxwell, Gary Wayne Maxwell, and Sandra Lynn Maxwell Brown, the only living heirs of CARROLL LACKEY MAXWELL, as joint tenants with right of survivorship,

We, Russell C. Maxwell, Gary Wayne Maxwell and Sandra Lynn Maxwell Brown hereby Quitclaim all of our interest to Harold Reeves, Trustee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 283, on the Plan of Fairlane Park, Section III, of record in Plat Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Carroll L. Maxwell and wife, Thelma T. Maxwell, by deed from MELPAR HOMES, INC. of record in 2696, Page 587, Register's Office for Davidson County, Tennessee. The said Thelma T. Maxwell having pre-deceased Carroll L. Maxwell, who has since died intestate. By Intestate Succession Russell C. Maxwell, Gary Wayne Maxwell and Sandra Lynn Maxwell Brown are the only living heirs of Carroll L. Maxwell. Probate Court for Davidson County, Tennessee #96P-1200.

This is improved property known as 337 Melpar Drive, Nashville, TN 37211

This is the same description as in previous deed of record.

Carroll Lackey Maxwell and Carroll L. Maxwell is one and the same person.

Russell C. Maxwell, Administrator of the Estate of Carroll Lackey Maxwell joins herein for the purpose of warranting to the grantee that he shall defend this estate for all taxes and debts whatsoever.

THIS conveyance subject to such limitations, restrictions and encumbrances as may affect the premises.

And now I, the said Harold Reeves, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all of my interest to the said Russell C. Maxwell, Gary Wayne Maxwell and Sandra Lynn Maxwell Brown, their heirs and assigns, the same property hereinabove set forth, to which reference is here made and that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 9th day of February, 2001.

Russell C. Maxwell, Individually and as Administrator

Gary Wayne Maxwell

2/12/01 Sandra Lynn Maxwell Brown
Sandra Lynn Maxwell Brown

2/14/01 Harold Reeves, Trustee
Harold Reeves, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Russell C. Maxwell and Gary Wayne Maxwell the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 9th day of February, 2001.

NOTARY PUBLIC

My Commission Expires: 11-27-2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Russell C. 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, and who further acknowledged that he is the Administrator of the Estate of Carroll Lackey Maxwell, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 9th day of February, 2001.

Notary Public

My Commission expires: 11/27/2004

STATE OF CALIFORNIA
COUNTY OF Stanislaus

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sandra Lynn Maxwell Brown with whom I am ~~personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Modesto, California this the 12th day of February 2001.

NOTARY PUBLIC

My commission expires:

JASON MAX NEIBAUER
Commission # 1253359
Notary Public - California
Stanislaus County
My Comm. Expires Feb 12, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold Reeves, Trustee 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, at office, this the 14th day of February, 2001.

My commission expires: 11-27-2004

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

AFFIANT

Subscribed and sworn to before me
this 9th day of February, 2001.

NOTARY PUBLIC
My Commission Expires: 11-27-2004

FIRST AMERICAN TITLE GUARANTY COMPANY

AFFIDAVIT AS TO HEIRS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 9th day of February, 2001, before me personally appeared: Paul E. Bruckert to me personally known, who being by me duly sworn, pursuant to Tennessee Code Annotated, Section 30-2-712, for the purpose of establishing ownership in the following described property, on oath did say that Affiant is familiar with the family history of Carroll Lackey Maxwell, deceased who was the owner of the following property known as: 337 Melpar Drive, Nashville TN 37211

And that said decedent died on the 20th day of June, 1996, and that the place of residence and homestead, at the time of death, was as follows: 337 Melpar Drive

And Affiant further states that said deceased left surviving the following persons, as heirs or otherwise interested in the estate:

Name of deceased wife, Thelma Ruth Maxwell, died October 8, 1994

Divorced wife or husband

Children - Russell C. Maxwell, Gary Wayne Maxwell and Sandra Lynn Maxwell Brown

Siblings

Adopted children

Decendants of deceased children

And Affiant further states that said decedent left no other children or adopted or descendants of deceased children or adopted children.

And that all of the above parties are over the age of twenty-one years, except the following:

Names of minors

And said deceased did not leave a will

And that the debts against said estate (have)-(have not) been paid.

Paul E. Bruckert

Subscribed and sworn to before me this the day and year above written

Gene W. Floyd

My commission expires: 11/27/2004

Notary Public 11/27/2004

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.