Davidson County DEEDQC
Recvd: 03/05/04 13:38 2pgs
Fees:12.00 Taxes:0.00
20040305-0025544

AFTER RECORDING RETURN TO:
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal No. 21-18204

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103

QUIT CLAIM DEED

New Owner/ Property Being Conveyed

RUSSELL C. MAXWELL &
VIRLEY L. MAXWELL
813 Hawaiian View
Antioch, TN 37013

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

Map & Parcel:
148-08-0/038

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, I, RUSSELL C. MAXWELL, a married man, whose address is 813 Hawaiian View, Antioch, TN 37013, Grantor, and RUSSELL C. MAXWELL and VIRLEY L. MAXWELL, husband and wife, whose address is 813 Hawaiian View, Antioch, TN 37013, Grantees, Grantor hereby conveys all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 84 ON THE PLAN OF OAKWOOD TERRACE, SECTION I, OF RECORD IN BOOK 4460, PAGE 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL C. MAXWELL, BY WARRANTY DEED FROM JAMES W. DOZIER, JR. AND WIFE, NANCY M. DOZIER, DATED DECEMBER 28, 1995 AND RECORDED JANUARY 4, 1996 IN BOOK 9908, PAGE 888, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 813 Hawaiian View, Antioch, TN 37013

P.2
Feb 19 2004 4:34PM HP LASERJET 3330

Witness my hand this the 20th day of Feb., 2004.

RUSSELL C. MAXWELL

STATE OF TENNESSEE }

COUNTY OF Knox }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named RUSSELL C. MAXWELL, the bargainor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 20th day of Feb., 2004.

Misti Morgan NOTARY PUBLIC AT LARGE Knox County, Tennessee

Notary Public

My Commission expires: My Commission Expires July 3, 2007

I hereby swear or affirm that to the best of affects knowledge, information and belief that actual consideration for the transfer is $ 0.

Affiant's Name

Subscribed and sworn to before me this the 20 day of Feb 2004.

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary

My Commission Expires:

COMM. EXPIRES JULY 21, 2007

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

p.3

Feb 19 2004 4:34PM HP LASERJET 3330