THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this instrument is $0.00 Affiant Subscribed and sworn to before me, this 2nd day of February, 2007. Notary Public My Commission Expires: MY COMMISSION EXPIRES: September 25, 2010

QUITCLAIM DEED

Address New Owner: Margie O. Maxwell 1715 Villa Place Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: 104 080 36000

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Margie O. Maxwell, Executrix of the Estate of Mattie A. Maxwell, deceased (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Margie O. Maxwell, her heirs and assigns, all of her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property located at 1715 Villa Place, Nashville, TN 37212.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of February, 2007.

Margie O. Maxwell, Executrix of the
Estate of Mattie A. Maxwell, deceased

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 Margie O. Maxwell, Executrix of the Estate of Mattie A. Maxwell, deceased, the bargainor, 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 office, this 2nd day of February, 2007.

Notary Public at Large

My Commission Expires: MY COMMISSION EXPIRES: September 25, 2010

LISA A. CORNWELL-COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDQC
Recvd: 02/13/07 08:42 2 pgs
Fees:12.00 Taxes:0.00

20070213-0018141

Exhibit "A"

Land in Davidson County, Tennessee, being part of Lot No. 66 on the Map of O. B. Hayes plan of Large lots, as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Villa Street, 200.5 feet, more or less, north of the north margin of Belcourt Avenue; thence westerly, parallel to the north margin of Belcourt Avenue, 155 feet, more or less, to an alley; thence northerly 80 feet; thence easterly 155 feet, more or less, to the westerly margin of Villa Street; thence with the margin of the same southerly 80 feet to the beginning.

Being the same property conveyed to Mattie Maxwell and Margie O. Maxwell by deed dated July 28, 1988, of record in Book 7614, page 490, Register's Office for Davidson County, Tennessee. Mattie Maxwell, one and the same person as Mattie A. Maxwell, died on April 11, 2006. By will filed in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Docket No. 06P-1571, she devised all of her real property to her daughter, Margie Onetha Maxwell, who is one and the same person as Margie O. Maxwell, to whom Letters Testamentary were issued on October 12, 2006.