THIS INSTRUMENT WAS PREPARED BY:
J. Thomas Martin, Attorney
Suite 600, 49 Music Square West
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140009119 DEEDQC
Recvd: 02/07/14 15:04 2 pgs
Fees:12.00 Taxes:0.00
20140207-0011127

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Larry G. Maxwell 813 Watts Lane Nashville, TN 37209	Same	103-01-153

For good and adequate consideration and for the express purpose of creating a fee simple title in Larry G. Maxwell, I, Miriam A. Richardson, by these presents do hereby quitclaim and convey all right, title, and interest I might have in said property unto Larry G. Maxwell, his heirs and assigns, the within described tract or parcel of land. Ted Richardson, the spouse of Miriam A. Richardson, is also executing this instrument to release any rights he may have in the subject property, especially his marital rights. Said property being more fully described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2 on the Subdivision of Maxwell Properties as recorded in Plat Book 6250, page 742 of the Register's Office of Davidson County and further described as follows:

Beginning at a concrete monument 25' south of the centerline of Watts Lane, said corner being approximately 1025' east of the easterly margin of Charlotte Pike; thence proceeding away from Watts Lane S 09° 42' 16" W, 596.21'; thence S 79° 59' 05" E, 160.12'; thence N 09° 36' 34" E, 375.00'; thence N 80° 46' 46" W, 124.51'; thence N 10° 59' 17" E, 223.64'; thence N 80° 56' 30" W, 40.00' to the beginning, containing 1.57 acres.

Being the same property conveyed to Miriam A. Richardson and Larry G. Maxwell, by quitclaim deed from Gertrude Maxwell Duke and husband Glenn A. Duke recorded in Book 8822, Page 504, Register's Office for Davidson County, Tennessee and being the same property conveyed to Larry Gene Maxwell by quitclaim deed from Deborah Lipsey Maxwell recorded in Book 10341, Page 565, and pursuant to a Final Decree of Divorce in Nashville, Davidson County, Tennessee, Docket #96D-260.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ -0-.

Subscribed and sworn to before me this 6th day of February, 2014.

Affiant

My commission expires: 1/8/2018

Notary Public

J. THOMAS MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This is improved property known as 813 Watts Lane, Nashville, Tennessee 37209.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 6th day of February, 2014.

Miriam A. Richardson
Miriam A. Richardson

Ted Richardson
Ted Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Miriam A. Richardson, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6TH day of February, 2014.

Notary Public

My Commission Expires: 1/9/18

J. THOMAS MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Ted Richardson, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6TH day of February, 2014.

Notary Public

My Commission Expires: 1/9/18

J. THOMAS MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.