2519 04/09 6.20- CASH

PREPARED BY:

BART DURHAM, Attorney
1712 Parkway Towers
Nashville, TN 37219

BOOK 5588 PAGE 755

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map Parcel Nos.
TERESA GAIL NIXON (Name)	Same (Name)	161-12-10
5501 Tudor Lane (Street Address)	(Street Address)	50-38401
Nashville, Tennessee 37211 (City) (State) (Zip Code)	(City) (State) (Zip Code)	

KNOW ALL MEN BY THESE PRESENTS:

That RONNIE LEE NIXON, for the express purpose of making a re-conveyance as part of a Property Settlement Agreement in a divorce action ~~filed~~ granted 12/6/79 in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 96913, between Teresa Gail Nixon v. Ronnie Lee Nixon does hereby demise, release and forever quitclaim unto the said Teresa Gail Nixon, her heirs, successors and assigns, all of his title, interests, and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 152 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, described as follows:
BEGINNING at a point in the southerly margin of Ash Grove Drive at the corner of Lots 152 and 153; thence with the line between said lots, southerly 173.83 feet to a corner of Lot 151; thence with the line between Lots 151 and 152, easterly 160.03 feet to the westerly margin of Tudor Drive; thence with the margin of the same, northerly 178.87 feet to the beginning of a curve; thence around said curve, northwesterly 39.69 feet to the margin of Ash Grove Drive; thence with the margin of the same, southwesterly around a slight curve, 126.87 feet to the point of beginning.

Being the same property conveyed to Ronnie Lee Nixon and wife, Teresa Gail Nixon by Warranty Deed from Jim Travis Rainey, et ux, of record in Book 4453, page 817, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

Ronnie Lee Nixon
Affiant

Sworn to and subscribed before me this 9th day of April, 1980.

Notary Public
Commission Expires: 4-83

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

WITNESS my hand this 9 day of April, 1980

Ronnie Lee Nixon
RONNIE LEE NIXON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named RONNIE LEE NIXON, 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 9th day of April, 1980.

Julia O. Stubblefield
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 4-83

F. 8 4 2 8 7

IDENTIFICATION REFERENCE

APR 9 11 03 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

RECORDED