Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

**FROM** LOUISE V. DIXON

**TO** DAVID S. GARDNER

**FROM** DAVID S. GARDNER

**AND**

**TO** VIRGIE L. DIXON

BOOK 5863 PAGE 516

## QUITCLAIM DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Virgie L. Dixon (NAME) | ( Same ) (NAME) | Map 7 |
| 8248 Old Springfield Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par 45.1a |
| Goodlettsville TN 37072 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

THIS INSTRUMENT WAS PREPARED BY

David S. Gardner
146 Third Avenue, North
Nashville, Tennessee 37201

IDENTIFICATION

MAR 19 8 45 AM '82

FELIX Z. WHITE, JR. REGISTER DAVIDSON COUNTY, TENN.

RUSH

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS

$ 00.00 X Virgie L. Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 1982.

Diane W. Bettinger
Notary Public

MY COMMISSION EXPIRES: 4.21.85
(AFFIX SEAL)

~~FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a gift and~~

WE, I, Louise V. Dixon, a widow

by these presents do hereby quitclaim and convey unto David S. Gardner

_____, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Land in Davidson County, Tennessee described as follows:

Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee consisting of 11.55 acres, more or less on U.S. Highway No. 41-E, and described according to a survey made by Z.J. Wilkinson, Surveyor, dated July 15, 1938 as follows:
Beginning at a point on the south margin of U.S. Highway No. 41-E or the Dickerson Pike, said point being in the dividing line between the lands of Pike and George M. Thompson; thence south 53° east 835 feet to another point in the south margin of U.S. Highway No. 41-E, and being the northeast corner of the lands of Grizzard; thence south 8° west 183 feet to an iron pipe placed in the west margin of an old road; thence south 20° east and with the east bank of a creek 326 feet to a cedar; thence south 54° west 273 feet to a spike in the center of the old Springfield Road; thence with the center of the old Springfield Road north 54° west 674.5 feet to a point in the east line of the lands of Pike; thence north with a fence 1° east 745 feet to the point of beginning.

Being the same property conveyed to Sam J. Dixon and Wife, Louise V. Dixon by deed from Naomi Cummings. of record in Book 2496, page 281, Register's Office for Davidson County, Tennessee, the said Sam J. Dixon having since deceased testate in April, 1981.

This conveyance is subject to easement granted Tennessee Electric Company by instrument of record in Book 653, page 45, and also easement granted Southern Bell Telephone and Telegraph Company by instrument recorded in Book 1129, page 250, both in the Register's Office for Davidson County, Tennessee, also subject to flow of creek along the east line of the property.

This is { unimproved ( ) / improved (X) } property, known as 8248 Old Springfield Road (House Number) (Street) Goodlettsville, TN 37072 P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said David S. Gardner, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Virgie L. Dixon, her

_____ heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 18th day of February, 19 82.

+ Louise V. Dixon

David S. Gardner
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Larry D. Craig, a Notary Public in and for said County and State, the within named, Louise V. Dixon a/k/a Virgie L. Dixon, 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 18th day of February, 1982.

Notary Public.

My commission expires: 10-14-84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Larry D. Craig, a Notary Public in and for said County and State, the within named David S. Gardner, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of February, 1982.

Notary Public.

My commission expires: 10-14-84