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THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

EXECUTRIX'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Betty Jean Nixon 730 Neely's Bend Road Madison, TN 37115	Same	Map 34-11 Parcel 14 10D 41480

ROY DON NIXON, a/k/a ROY DONALD NIXON, died on November 29, 1983, leaving a will dated September 1, 1983. The Will was admitted to probate on December 20, 1983 in the Probate Court, Davidson County, Tennessee. The Will named BETTY JEAN NIXON as Executrix. The executrix is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being receipt number NT29557. The executrix by signing this Deed releases any right the executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of ROY DONALD NIXON, BETTY JEAN NIXON, Executrix, quitclaims to BETTY JEAN NIXON, Individually, her heirs or assigns, all right, title and interest in the following described real estate in Davidson County, Tennessee:

BEING Lots Nos. 3, 4 and 5 of Block No. 8 on the Map of Edenwold Center Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 3, 4 and 5 front 25 feet each on the Southerly side of a County road, running between said proeprty and the Louisville and Nashville Railroad and run back between parallel lines 100 feet, more or less, to an alley.

BEING the same property conveyed to Charles T. Swindle and Roy Don Nixon by Deed from Estelle Chaney and James L. Brown, joined by his wife, Helen M. Brown, of record in Book 5090, page 967, Register's Office for Davidosn County, Tennessee, and the said Charles T. Swindle, a single man having thereafter conveyed his ½ undivided interest in the said property to Roy Don Nixon by Quitclaim Deed of record in Book 5871, page 566, said Register's Office. Said property became vested in Roy Don Nixon, a/k/a Roy Donald Nixon, in fee simple.

TO HAVE AND TO HOLD the property, to BETTY JEAN NIXON, her heirs, and assigns, forever in fee simple; and I, in the capacity of executrix only, warrant the title herein conveyed against the

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lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

This conveyance is made subject to such liens, encumbrances, restrictions and other matters of record as may effect the premises.

WITNESS my hand at Goodlettsville, Tennessee this 1st day of February, 1985.

Estate of Roy Donald Nixon

By Betty Jean Nixon
BETTY JEAN NIXON, Executrix

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 BETTY JEAN NIXON, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 1st day of February, 1985.

NOTARY PUBLIC

My Commission Expires: 1-10-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This conveyance is made to evidence distribution of property to a beneficiary and is exempt from tax under the provisions of T.C.A. §67-4102.

Betty Jean Nixon
AFFIANT

Sworn to and subscribed before me, this the 1st day of February, 1985.

NOTARY PUBLIC

My Commission Expires: 1-10-89

I.D. 1091

IDENTIF. REFERENCE

FEB 5 11 34 AM '85

FELIX E. ELLIS, REGISTER
DAVIDSON COUNTY, TN