Box 21

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

BOOK 6655 PAGE 756

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Thomas Frances Dixon 7 Via Las Encinas Carmel Valley, CA 93924	Same	Map 7 P/O Par 45

Virgie L. Dixon died on September 20, 1983, leaving a will dated September 14, 1982. The will was admitted to probate on January 6, 1984 in the Probate Court, Davidson County, Tennessee, Docket Number 73867. The will named Anthony McCauley Cannon as executor. The executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being receipt number 82509 . The executor by signing this Deed releases any right the executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of Virgie L. Dixon, Anthony McCauley Cannon, Executor, quitclaims to Thomas Frances Dixon all right, title and interest in the following described real estate in Davidson County, Tennessee:

Beginning at an iron pin in the Northerly margin of Old Springfield Highway, a corner to the John Paul Peay, et ux property of record in Book 1349, Page 206, Register's Office for Davidson County, Tennessee; thence, with the Northerly margin of Old Springfield Highway, North 53° 21' 47" W 381.53 feet to an iron pin; thence, North 34° 35' 43" E 274.98 feet to an iron pin; thence, North 52° 50' 14" W 513.00 feet to an iron pin in the line of the Maurice P. Frey, et ux property of record in Book 1756, Page 254, Register's Office for Davidson County, Tennessee; thence, North 01° 34' 52" E 353.46 feet to an iron pin the Southerly margin of Dickerson Pike; thence, with said margin of said Pike on a curve having a radius of 22,968.31, 244.00 feet to an iron pin; thence, South 52° 59' 11" E 554.13 feet to an iron pin; thence, South 20° 42' 11" W 36.23 feet to an iron pin; thence, South 53° 11' 44" E 40.35 feet to an iron pin; thence, South 11° 46' 15" W 158.79 feet to an existing monument; thence, South 77° 37' 04" E 22.80 feet to an existing monument; thence, South 21° 18' 55" E 294.50 feet to an existing monument; thence, South 54° 57' 07" W 249.00 feet to the point of beginning and containing 8.17 acres more or less.

Being a part of the same property conveyed to Virgie L. Dixon by Quitclaim Deed from Louise V. Dixon of record in Book 5863, Page 516, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the dedication of additional rights-of-way for Dickerson Pike and Old Sringfield Highway as shown on the survey by Barry Greer & Associates, a copy of which is attached hereto as Exhibit "A" to this Deed and incorporated herein by reference.

TO HAVE AND TO HOLD the property, together with the buildings, improvements and appurtenances located thereon to Thomas Frances Dixon his successors and assigns, forever in fee simple; and I, in the capacity of executor only, warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

WITNESS my hand at Goodlettsville, Tennessee this 9th day of September, 1985.

Estate of Virgie L. Dixon

By Anthony McCauley Cannon
ANTHONY McCAULEY CANNON, EXECUTOR

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 ANTHONY McCAULEY CANNON, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 9th day of September, 1985.

Linda B. Walrond
NOTARY PUBLIC

My Commission Expires: 4/20/86

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.

Anthony McCauley Cannon
AFFIANT

Sworn to and subscribed before me, this the 9th day of September, 1985.

Linda B. Walrond
NOTARY PUBLIC

My Commission Expires: 4/20/86

37249

IDENTIFICATION REFERENCE

SEP 17 3 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

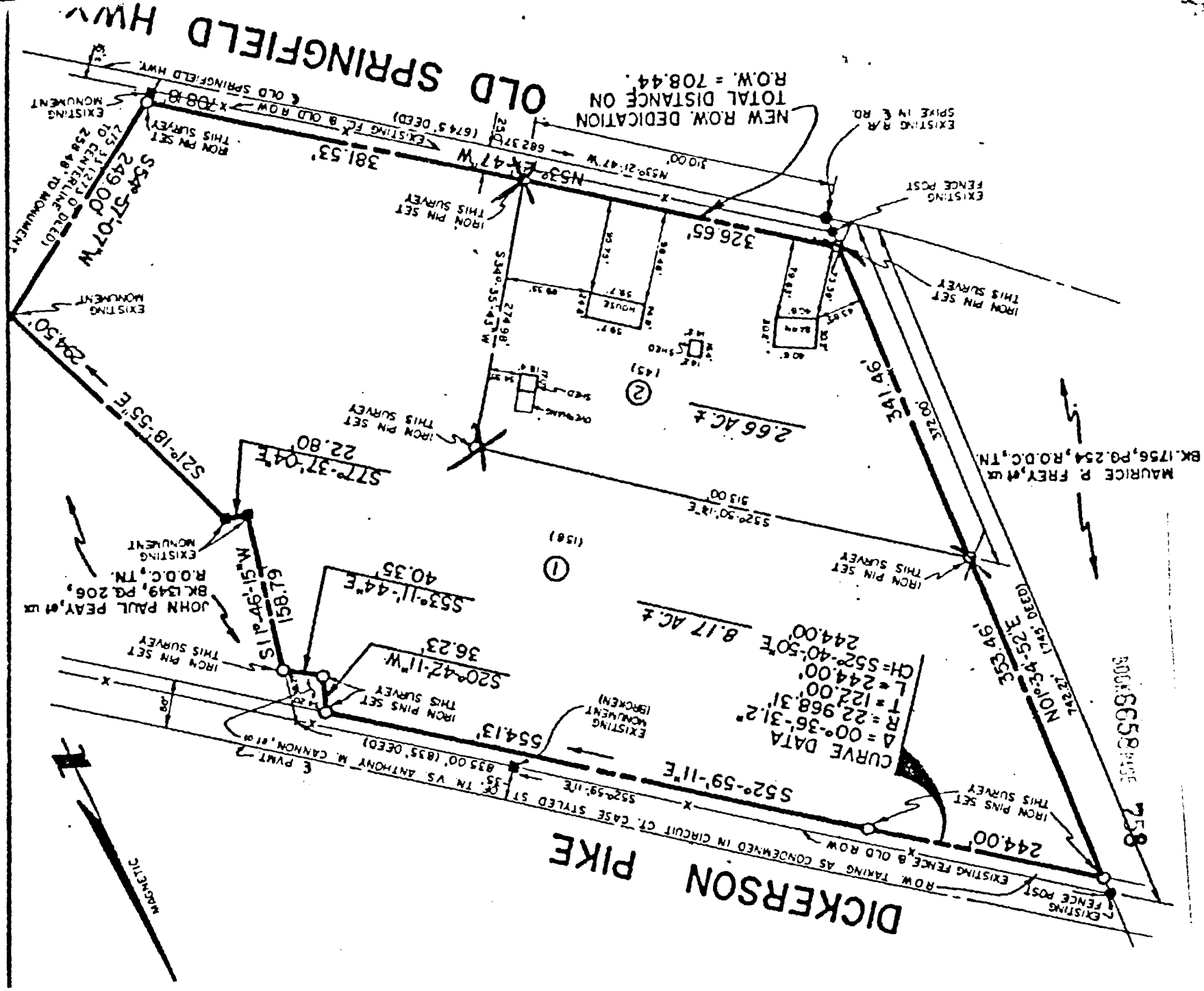


EXHIBIT A
To Executor's Quitclaim Deed

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