File #1

QUITCLAIM DEED

BOOK 6717 PAGE 998

FROM: John Trice Nixon

TO: Betty Chiles Nixon

This instrument was prepared by:
James G.Martin, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
1607 18th Avenue, South Nashville, Tennessee	Same	Map 104-5 Parcel 184

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Property Settlement and Support Agreement in that certain case styled Betty C. Nixon vs. John T. Nixon, Civil Action No. 85D-3339, Fourth Circuit Court of Davidson County, Tennessee and that there was no other consideration given for the transfer.

John Trice Nixon

Affiant

Sworn to and subscribed before me, this 11ST day of November, 1985.

Janis L. Vowell

Notary Public

My Commission Expires: 10-21-86

FOR AND IN CONSIDERATION OF the sum of Zero Dollars ($0.00), and in accordance with the terms and conditions of the Divorce Decree and Property Settlement and Support Agreement in that certain case styled Betty C. Nixon vs. John T. Nixon, Civil Action No. 85D-3339, Fourth Court for Davidson County, Tennessee, John Trice Nixon has bargained and sold, and by these presents does quitclaim unto the said Betty Chiles Nixon, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of lot No. 56 on the plan of O.B. Hayes' Large Lots, called "Rokeby", as of record in book 21, page 87, Register's Office for said County, described as follows:

Beginning on the westerly margin of 18th Avenue, South, at a point 100 feet south of the southerly margin of Criddle Street, said point being the southeast corner of the property conveyed to George Peabody College for Teachers, by deed from Jeannie Pebbles DeWitt and husband, of record in book 846, page 170, said Register's Office; thence with said College's southerly line, westwardly 150 feet to the easterly margin of an alley; thence with said alley, southwardly 100 feet to the northwest corner of the property conveyed to Robert L. Lawrence, Sr., for life, etc. by deed from Phil D. Johnson and wife, of record in book 734, page 369, said Register's Office; thence with Lawrence's northerly line, eastwardly 150 feet to the westerly margin of 18th Avenue, South; thence with said Avenue, northwardly 100 feet to the beginning.

Being the same property conveyed to John Trice Nixon and wife, Betty Chiles Nixon from Third National Bank in Nashville as Successor Trustee, by deed of record dated June 7, 1971 in Book 4511, Page 342, Register's Office of Davidson County, Tennessee.

This is improved property, known as 1607 18th Avenue, South.

Witness my hand this 21st day of November, 1985.

John Trice Nixon
JOHN TRICE NIXON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James L. Vowell, a Notary Public of said County and State, John Trice Nixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21ST day of November, 1985.

James L. Vowell
Notary Public

My Commission Expires: 10-21-56

5616L

IDENTIFICATION REFERENCE

NOV 26 12 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0203M/11-19-85