File 57

This instrument prepared by Hugh W. Entrekin, Attorney, 21st Floor, First American Center
Nashville, Tennessee 37238 BOX 57

QUITCLAIM DEED BOOK 7497 PAGE 54

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Shirley Dixon 423 Rosebank Ave. Nashville, TN 37206	SAME	83-8 10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Shirley Dixon
AFFIANT

Subscribed and sworn to before me this 21st day of March, 1988.

Hugh W. Entrekin
NOTARY PUBLIC

HUGH W. ENTREKIN NOTARY PUBLIC AT LARGE

My commission expires: 7-13-91

For Ten Dollars ($10.00) and other good and valuable consideration Shirley Dixon, Executrix of the Estate of George Thomas Snell (the "Grantor"), by Letters Testamentary of record in Probate Minute Book 320, Page 549 Probate Office for Davidson County, TN has this day bargained and does hereby quitclaim, transfer, and convey unto Shirley Dixon, Beneficiary under the will of George Thomas Snell, of record in Will Book 161, Page 905, Probate Office for Davidson County, TN, her successors and assigns all the Grantor's right, title, and interest, in certain real estate lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Rosewood Heights, Section I, as of record in Book 2133, Page 38, Register's Office for said county.

Said Lot No. 12 fronts 88 feet on the southerly side of Rosebank Avenue and runs back 275 feet on the westerly line and 236 feet on the easterly line to a dead line in the rear on which it measures 136.5 feet.

Being the same property conveyed to George T. Snell by Final Decree granting George Snell a divorce from Dorothy Snell and vesting title to the above property in George Snell which Final Decree is of record in Book 7387, Page 532, Register's Office for Davidson County, TN.

To have and to hold the said real estate with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, her successors, heirs, and assigns forever.

IN WITNESS WHEREOF, this quitclaim deed has been executed this 21st day of March, 1988.

Shirley Dixon
SHIRLEY DIXON, Executrix for the Estate of George Thomas Snell

14840

IDENTIFICATION REFERENCE

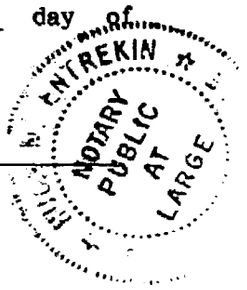
MAR 22 3 34 PM '88

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the aforesaid County and State, SHIRLEY DIXON, 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 office, this 21st day of March, 1988.



NOTARY PUBLIC

My Commission Expires: 7-13-91