mail

This Instrument Prepared by:
ROBERT L. JACKSON
ROBERT L. JACKSON & ASSOCIATES
214 Second Avenue, North, Suite 103
Nashville, TN 37201

BOOK 8392 PAGE 121

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

Mary Ruth Duke Nix
AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of June, 1991.

Cindy Maniscalco
NOTARY PUBLIC

My Commission Expires: 3/25/95

28697

STATE TAX PAID

JUL 5 1 59 PM '91

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Mary Ruth Duke Nix 2603 Highview Drive Nashville, TN 37206	Same	73-13 132

7-31-97/05 0101 03CHECK 6-00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **W. E. NIX, JR.**, by these presents do hereby quitclaim and convey unto **MARY RUTH DUKE NIX**, to her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Dugger Heights, Section III, as of record in Book 1835, Page 54, Register's Office for Said County.

SAID Lot No. 6 fronts 62 feet on the northwesterly side of Highview Drive and runs back between lines 285 feet on the northeasterly line and 205.2 feet on the southwesterly line to a dead line in the rear, measuring 164.9 feet thereon.

BEING the same property conveyed to Sam Curtis, Trustee by deed of trust from Mary Ruth Duke Nix and husband, W. E. Nix, Jr., of record in Book 3386, Page 200, Register's Office for Davidson County, Tennessee. Note securing said Deed of Trust being paid in full on February 26, 1969. The said Mary Ruth Duke Nix and W. E. Nix, Jr. having since been divorced by Final Decree of Divorce on the 27th day June, 1991, in the Probate Court for Davidson County, Tennessee, Docket No. 90D-3786, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

THIS is improved property known as 2603 Highview Drive, Nashville, Tennessee 37206.

THE said W. E. Nix, Jr. and William Elmer Nix, Jr. is one and the same person.

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

Witness my hand this 26th day of June, 1991.

W E Nix Jr.
W. E. NIX, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. E. NIX, JR., the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 1991.

Ann Williams
NOTARY PUBLIC

My Commission Expires: 22 March 1993

nix-2.qcd