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

[illegible] 8.00

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

AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of August, 1992.

NOTARY PUBLIC

My Commission Expires: [illegible]

37.2.6.4.

IDENTIFICATION REFERENCE

AUG 17 3 17 PM '92

DAVIDSON COUNTY, TN

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Tara D. Hixson 1013 Prim Drive Madison, TN 37115	Same	11D 31296 33-16-31

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Richard D. Hixson**, now a single person, by these presents do hereby quitclaim and convey unto **Tara D. Hixson**, now a single person, 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, as follows:

BEING Lot No. 76 on the Map of Primrose Acres Subdivision, as of record in Book 2663, page 106, Register's Office for said County.

SAID Lot No. 76 fronts 95.0 feet on the northwesterly margin of Prim Drive and extends back 227.6 feet on the northeasterly line and 225.1 feet on the southwesterly line, to a dead line in the rear, measuring 95.0 feet thereon.

BEING the same property conveyed to Richard D. Hixson and wife, Tara D. Hixson, by deed from Jessie P. Sanker, unmarried, of record in Book 7536, Page 296, Register's Office for Davidson County, Tennessee. The said Richard D. Hixson and Tara D. Hixson having since been divorced by Final Decree of Divorce on the 18th day May, 1992, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 92D-157, 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 1013 Prim Drive, Madison, Tennessee 37115.

THE said Richard D. Hixson and Richard Delbert Hixson, is one and the same person.

THE said Tara D. Hixson and Tara Deanne Raymer Hixson, 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 14 day of August, 1992.

RICHARD D. HIXSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD D. HIXSON**, 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 14th day of August, 1992.

Elaine P Driggs
NOTARY PUBLIC

My Commission Expires: 3-26-94