Prepared by:
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Attorney at Law
227 Second Avenue North
Nashville, Tennessee 37201

BOOK 9504 PG 773

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Andrew Dixon	Owner	72-10
2420 Fairbrook Drive		26-27
Nashville, Tennessee 37214		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a conveyance to create a Fee Estate in James Andrew Dixon for taking responsibility for correcting all Metro Davidson County Violations of the property by these presents do hereby quitclaim and convey all of their interest unto, James Andrew Dixon his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, and being lots Nos. 52 and 53 of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, of record in Plan Book 332, page 44, Register's Office for said County, and described as follows: Said lots Nos. 52 and 53 front together 105 feet on the easterly margin of Davis Avenue and extend back 200 feet on the northerly line and 200 feet on the southerly line, which line is the northerly margin of Litton Avenue, to an alley, on which they abut 105 feet, Being the same property conveyed to Ervin M. Entrekin, Trustee, by deed from Roy Warden, of record in Book 4222, page 351, Register's Office for said County.

BEING the same property conveyed to Carl A. Dent and wife Lavetta Dent by deed from from Ervin M. Entrekin of record in Book 4388, page 325, Register's Office for Davidson County, Tennessee.

This is improved property known as 1205 Litton Avenue, Nashville, Tennessee 37216.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 24th day of October, 1994.

Carl A. Dent Lavetta Dent

CARL A. DENT **LAVETTA DENT**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Carl A. Dent and Lavetta Dent the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of October, 1994

NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (which ever is greater) is ONE DOLLAR ($1.00).

AFFIANT

Sworn to and subscribed before me this 24th day of August 1994

NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 20, 1997

03910
IDENTIF. & REFERENCE

94 OCT 23 PM 12:35

2415 10/28 0101 01CASH 8.00