BOOK 9519 PG 767

Pg 1 of 30

NEW OWNER: Sharon R. Nixon
ADDRESS: 3213 Torbett Street
Nashville, TN 37209

MAP: 92-9
PARCEL: 76
FB: 11W62925

SEND TAX BILLS TO: SAME

==========

QUITCLAIM DEED

==========

FOR AND IN CONSIDERATION of the sum of $3,354.39 paid by **GRANTEE** to the **GRANTOR**, pursuant to Final Divorce Decree entered of record in the Fourth Circuit Court of Davidson County, Tennessee, in the name and style of Sharon Renita Nixon vs. Rickey Eugene Nixon Docket No. 93D-4378, receipt of which is hereby acknowledged, **RICKEY EUGENE NIXON, GRANTOR** by these present does hereby quitclaim and convey unto **SHARON RENITA NIXON, GRANTEE**, her sucessors and assigns, all of his right, title and interest in and to the following described land located in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, Being Lot No. 35 and the easterly 11 feet of Lot No. 36 on the Plan of G.E. Jackson's subdivision of record in Book 161, page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.
>
> BEING the same property conveyed to Richard Pope and wife, Shirley Pope, by deed from Cletis J. Pope and wife, Lola A. Pope of record in Book 4455, page 426, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Rickey E. Nixon and wife, Sharon R. Nixon by deed from Richard Pope and wife, Shirley Pope of record in Book 7536, page 942, said register's office.
>
> This is improved property known as 3213 Torbett Street, Nashville, Tennessee 37209.

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

IN TESTIMONY WHEREOF, the GRANTOR has hereunto set his signature this day and date first above written.

RICKEY EUGENE NIXON

==========

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **RICKEY EUGENE NIXON**, the Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 14th day of October, 1994.

NOTARY PUBLIC

My commission expires: 09/16/95

==========

3775 11/14 0101 01CASH 8.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,354.39.

AFFIANT

Sworn to and subscribed before me, this 14th day of November, 1994.

NOTARY PUBLIC

My commission expires: 09/16/95

THIS INSTRUMENT WAS PREPARED BY:
JULIAN W. BLACKSHEAR, JR.
Attorney at Law
PETWAY, BLACKSHEAR CAIN & ENNIX
208 Third Avenue, North
Fifth Floor
Nashville, Tennessee 37201
(615) 244-4850

94 NOV 14 PM 2:55
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
08730

C:\wp51\quitclai.ded