QUITCLAIM DEED

FROM: **Ruby Lee Nixon**

2547 10/03 0101 03CHECK 8.00

BOOK 9816 PG 717

TO: **James T. Nixon**

NAME AND ADDRESS OF NEW OWNER	SEND TAX BILLS	MAP - PARCEL NUMBER(S)
James T. Nixon **2830 Bronte Ave.** **Nashville, TN 37216**	**SAME**	**81-11-426** **02W21815**

I hereby quitclaim to **James T. Nixon** all my interest in the following land:

LAND in Davidson County, Tennessee, being the north half of Lot No. 185 on the Map of D. T. McGavock et al, of record in Book 21, Page 41, Register's Office for said County.

SAID part of said Lot No. 185 fronts 50 feet on the westerly side of 12th Avenue North and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to **James H. Nixon and wife, Ruby Nixon** by deed of record in Book **1849**, Page **468**, Register's Office for **Davidson** County, Tennessee. **James H. Nixon** having since died.

This is improved property known as **1709 12th Avenue North, Nashville, TN 37208.**

WITNESS my hand this 26th day of September, 1995.

Ruby Lee Nixon

Ruby Lee 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 Ruby Lee Nixon the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of September, 1995.

My Commission Expires MAR 21 1998

Notary Public

My Commission Expires:

My Commission Expires MAR. 21, 1998

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This document prepared by: Taylor, Philbin, Pigue,
Marchetti & Bennett
One Eleven Union Street
Nashville, TN 37201
615-242-1548

95 OCT -3 PM 3:49

FILED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0108250

IDENTIF. # REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Dorothy N. Miller
Affiant

Subscribed and sworn to before me, this 26th day of September, 1995.

Notary Public

My Commission Expires: My Commission Expires MAR. 21, 1998

CHUCK SANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This Correction Quitclaim Deed is recorded for the purpose of correcting the legal description in the Quitclaim Deed filed on May 27, 1994 at 2:28 PM in Book 9359, Page 500, Register's Office for Davidson County, Tennessee. Exactly same collateral of prior debt. Does not increase principal debt.

This instrument prepared by: Taylor, Philbin, Pigue, Marchetti & Bennett
111 Union Street
Nashville, TN 37201