BOOK 9940PG461

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Monica D. Nixon

of the County of Davidson and State of Tennessee

for and in consideration of the sum of Ten and 00/100's Dollars*********

**********Dollars ($ 10.00******)

do hereby bargain, sell, release, remise, quitclaim and convey unto

Monica D. Nixon and husband, Tallie Nixon

all her right, title and interest in and to the following 3430 02/07 0101 03CHECK 8.00

described real estate, to-wit:

Being Lot No. 79 on the Plan of Section One, Chelsea Village Addition, of record in Plat Book 7900, page 704, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING THE SAME property conveyed to Monica D. Nixon, married by deed of record in Book 9806, page 93, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF 30th have hereunto set her hand(s) and seal(s) this 30th day of January, 1996

Monica D. Nixon

Monica D. Nixon

96 FEB -7 AM 9:37
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
01479B1

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of Janaury, 1996, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Monica D. Nixon

to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

My Commission Expires:
9-21-96

Cheryl Ford
Notary Public

NOTARY PUBLIC DAVIDSON CO., TN.

Property known as:	Mail Tax Notice To:	Map/Parcel Numbers
Monica D. Nixon	BancBoston Mortgage Corp.	Map 149-3-A
3216 Clapham Road	P.O. Box 44063	Parcel 46
Antioch, TN 37013	Jacksonville, FL 32231-4063	

This Instrument Prepared By:
Equity Search Incorporated
2323 Hillsboro Road, Fifth Floor
Nashville, Tennessee 37212

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State of Tennessee
County of Davidson

The actual ~~value or~~ consideration for this transfer is -0-

Affiant

Sworn and subscribed to me this 30th day of January, 1996

Notary Public

My Commission expires: 5/23/98