| Address New Owner | Map-Parcel Numbers: |
|---|---|
| JOHN A. MCPEAK<br>990 Davidson Drive<br>Nashville, TN 37205 | Map 101<br>Parcel 111 |
| Send Tax Bills To: | Address of Mortgagee: |
| Same | |
| This instrument prepared by: BLACKBURN, SLOBEY, FREEMAN & HAPPELL, P.C., 414 Union Street, 2050 NationsBank Plaza, Nashville, Tennessee 37219. | |

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **GEORGE K. NIXON**, (the "Grantor") by these presents does hereby sell, assign, and forever quitclaim unto **JOHN A. MCPEAK**, (the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 5827 River Road, Nashville, Tennessee 37209.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ Ø .

George K. Nixon
Affiant

Subscribed and sworn to before me this 19th day of December, 1996.

Rebecca J. Martin
Notary Public

My Commission Expires: 07/24/99

NOTARY PUBLIC AT LAW DAVIDSON

WITNESS the hand of the Grantor, this 19th day of December, 1996.

By: George K. Nixon
GEORGE K. NIXON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Rebecca L. Martin, a Notary Public in and for said County and State, the within name, **GEORGE K. NIXON**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of December, 1996.

Rebecca L. Martin
Notary Public

My Commission Expires: 07/24/1999

EXHIBIT A
Property Description

Land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 8th, formerly the 12th, Civil District of said County, being part of Lot No. 1 on the plan of the real estate of W.E. Watkins, deceased, of record in Book 21, Page 98, Register's Office for said County, described as follows: Beginning on the southerly margin of River Road at the northeast corner of Tract No. 2 conveyed to J.R. Bridgewater by two deeds, one from Frank Brown and wife, of record in Book 505, Page 189, and the other from D.L. Bradley, Trustee of record in Book 674, Page 131, said Register's Office; thence with the easterly line of said Bridgewater property, southwardly 1,050 feet; thence eastwardly and parallel with the southerly margin of River Road, 60 feet; thence northwardly and parallel with the easterly line of the Bridgewater property, 1050 feet to the southerly margin of River Road; thence with the said road, westwardly 60 feet to the beginning.

BEING the same property conveyed to George K. Nixon and wife, Sammie Nixon, by deed from Joyce Woodall, a single person, of record in Book 7205, Page 938, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous Deed of Record.

The said Sammie Risley Nixon has previously conveyed all her right, title and interest in and to said property to George Kenneth Nixon by Final Decree of the Probate Court for Davidson County, Tennessee of record in Minute Book 44C, Page 1797. George Kenneth Nixon and George K. Nixon are one and the same person and Sammie Risley Nixon, Sammie R. Nixon and Sammie Nixon are one and the same person.

0271899
RECEIVED FOR REFERENCE
97 FEB 10 PM 2:25
DAVIDSON COUNTY, TN
PICK-UP
5091 02/10 0101 03CHECK 12.00