BOOK 11006 PAGE 291

THIS INSTRUMENT PREPARED BY:
Jack Green, Attorney at Law
141 Thompson Lane
Nashville, TN. 37211

Address New Owner	Send Tax Bills To	Map-Parcel No.
Pamela Nixon Pate	Same	Map 75-10
204 Tyler Drive		Par 78
Hermitage, TN. 37076		

QUIT-CLAIM DEED

FOR AND IN consideration of love and affection, I

MARGARET M. NIXON, A WIDOW

do hereby quitclaim and transfer and convey all right, title and interest unto **Pamela Nixon Pate**, the following described tract or parcel of land, located in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 128 on the Plan of Hermitage Estates, of record in Book 3300, pages 70 and 71, Register's office for said County.

SAID Lot No. 128 fronts 77 feet on the southerly side of Tyler Drive and extends back 174.4 feet on the westerly line and 131.4 feet on the easterly line to a dead line, which is a broken line, measuring 132 feet thereon.

BEING the same property conveyed to James L. Nixon and wife, Margaret M. Nixon by deed from J & G Co., of record in Book 3574, page 83, Register's Office for Davidson County, Tennessee. The said James L. Nixon having died on July 1, 1991.

MARGARET M. NIXON DOES HEREBY RETAIN A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY

WITNESS this 9th day of March, 1998.

9494 07/06 0101 03CHECK 10.00

Margaret M Nixon
Margaret M. Nixon

MAIL ENV.

98 JUL -6 AM 9:52
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

045877
IDENTIF. & REFERENCE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within named **Margaret M. Nixon,** a widow, who upon oath acknowledged herself to have full power and authority to execute the within and foregoing instrument, and with whom I am personally acquainted, and who acknowledged further that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, this the 9th day of March, 1998.

Carolyn Marie Grant
Notary Public

My Commission Expires: July 13, 1999

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this instrument is $ -0-.

Margaret M Nixon
Affiant

Sworn to and subscribed before me this 9th day of March 1998.

Carolyn Marie Grant
Notary Public

My Commission Expires: July 13, 1999