.This Instrument prepared by:
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BOOK 11061 PAGE 155

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO;	MAP & PAR. #
Beverly J. Nix 616 Hicks Road Nashville, TN 37215	SAME	Map 128-10 Parcel 35 9D-57406

KNOW ALL MEN BY THESE PRESENTS:

That Harold A. Nix, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed June 8, 1998, in the Fourth Circuit Court for Davidson, Tennessee, Docket No. 98D-1737
between
BEVERLY JEAN NIX, Plaintiff
vs.
HAROLD ALLAN NIX, Defendant
does hereby demise, release and forever quitclaim unto the said Beverly J. Nix, her heirs, successors and assigns, all of his title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 24 on the plan of Stacy Square, Section 2, of record in Book 4175, page 30, Register's Office for said County.
SAID Lot No. 24 fronts 85.0 feet on the easterly margin of Hicks Road and extends back 153.6 feet on the northerly line and 164.9 feet on the southerly line to a broken line in the rear, measuring 92.69 feet thereon.
Being the same property conveyed to Harold A. Nix and wife, Beverly J. Nix by Deed from Leslie L. Crowder and wife, Patricia L. Crowder, of record in Book 5880, page 79, Register's Office for Davidson County, Tennessee.

The said Beverly J. Nix hereby assumes, agrees to pay and agrees to hold Harold A. Nix harmless from one Deed of Trust Note in favor Lincoln Federal Savings & Loan said note bearing an original unpaid principal balance of $35,000.00. Note is evidenced by a Deed of Trust of record in Book 5569, page 761, Register's Office for Davidson County, Tennessee. The mortgage was subsequently assigned to Star Bank, to whom payment shall now be made by Beverly J. Nix.
THIS IS HE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This improved property known as: 616 Hicks Road, Nashville, Tennessee, 37215.

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

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IN WITNESS WHEREOF, I have hereunto set my hand this 11 day of August, 1998.

HAROLD A. NIX

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named HAROLD A. NIX, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 11th day of August, 1998.

NOTARY PUBLIC

My Commission expires:
1-27-2001.

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

BEVERLY J. NIX
AFFIANT

Sworn to and subscribed before me
this 11th day of August, 1998.

NOTARY PUBLIC

My Commission Expires:
1-26-2002.

This instrument prepared from information provided by parties.