0473606

CROSS REFERENCE

.This Instrument prepared by:
TED F. WALKER
Attorney at Law
1820 Parkway Towers
404 James Robertson Pkwy
Nashville, Tennessee 37219
Telephone: 615/244-7707

98 AUG 11 AM 11:15

BOOK 11061 PAGE 157

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO;	MAP & PAR. #
Harold A. Nix 420 American Road Nashville, TN 37209	SAME	Map 91-13 Parcel 168

KNOW ALL MEN BY THESE PRESENTS:

That Beverly Jean 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 Harold A. Nix, his heirs, successors and assigns, all of her title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 108 on the Plan of Charlotte Park, Section I, as of record in Book 2663, pages 2 through 6 at Page 5, said Register's Office.
SAID Lot No. 108 fronts 70 feet on the northeasterly side of American Road, and extends back 172.7 feet on the northwesterly line and 196.3 feet on the southeasterly line to a dead line measuring 95 feet thereon.
Being the same property conveyed to Beverly Jean Nix and Ruby A. Ezell (as to a life estate) by Quit Claim Deed from Ruby A. Ezell, of record in Book 7740, page 135, Register's Office for Davidson County, Tennessee.

The said Harold A. Nix hereby assumes, agrees to pay and agrees to hold Beverly Jean Nix harmless from one Deed of Trust Note in favor Nations Bank, said note bearing an original unpaid principal balance of $65,000.00. Note is evidenced by a Deed of Trust of record in Book 9905, page 918, Register's Office for Davidson County, Tennessee.
THIS IS HE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This improved property known as: 420 American Road, Nashville, Tennessee, 37209.

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

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of Davidson, 1998.

BEVERLY JEAN NIX

STATE OF TENNESSEE)
)
COUNTY OF)

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

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

Jaci L Gudonis
NOTARY PUBLIC

My Commission expires:
1-26-2002.

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

Harold A Nix
HAROLD A. NIX
AFFIANT

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

Melissa Johns
NOTARY PUBLIC

My Commission Expires:
1-27-2001.

This instrument prepared from information provided by parties.