QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS NONE.

Robert Dixon
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS THE 8 DAY OF July 1998.

RICHARD R. HEDGEPATH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires SEPT. 29, 2001

THIS INSTRUMENT PREPARED BY: Richard Hedgepath, Jr., Attorney at Law, 1300 Charlotte Pike, Nashville, TN 37209, without a title search at the request of the grantee.

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Robert Dixon	Same	Map 92-10
529 31st Ave. North		Parcel 78
Nashville, TN 37209		

FOR AND CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, Louise Haynes and Minnie Lou Sims, hereinafter referred to as Grantors, by these presents do hereby quitclaim, transfer, and convey unto Robert Dixon, hereinafter referred to as Grantee, his successors and assigns, all our right, title and interest in and to a certain tract of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the east part of Lot No. 46 and the east part of the northerly 13 feet of Lot No. 44 on the Plan of Charlotte Heights, as of record in Book 57, page 169, Register's Office for Davidson County, Tennessee.

Said part of lots adjoin and front 50 feet on the westerly side of 31st Avenue North and extends back between parallel lines 75.57 feet along the northerly line and along the southerly margin of Delaware Avenue 92.61 feet along the southerly line to the easterly line of the property condemned by the State of Tennessee, in Minute Book 101-A, page 725, in Circuit Court on which it measured 51.96 feet.

Being the same property conveyed to John H. Dixon and wife, Mamie Dixon by deed from Herbert Nesbitt and wife, Willie T. Nesbitt, of record in Book 4724, page 706, Register's Office for Davidson County, Tennessee.

The said Mamie Dixon having predeceased John H. Dixon who having since died, intestate, leaving as his next-of-kin and only heirs at law three children, Minnie Lou Sims, Louise Haynes, and Robert Dixon, grantors and grantee herein.

The above description is the same as in the previous deed of record.

This is improved property known as: 529 31st Avenue North, Nashville, TN 37209.

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

Witness our hands this 3rd day of August, 1998, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Louise Haynes
Louise Haynes - Grantor

Minnie Lou Sims
Minnie Lou Sims- Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Minnie Lou Sims, one of the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 1998.

Mrs. Margaret M. Phillips
NOTARY PUBLIC

My commission expires: My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louise Haynes, one of the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at D Brentson, Tennessee, this 3rd day of August, 1998.

Mrs. Margaret M. Phillips
NOTARY PUBLIC

My Commission Expires MAR. 27, 1999

My commission expires: _____

6305 09/03 0101 01CASH 10.00

0483744
IDENTIF. ↑ REFERENCE

98 SEP -3 AM 9:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.