QUITCLAIM DEED

STATE OF Tennessee

COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 15th DAY OF June, 2001.

Notary Public

(Affix Seal)

My Commission Expires: 10-29-2003

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David P. Nixon	Same	98-05-179
5160 Hunters Point Lane		
Hermitage, TN 37076		

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee(s), and for other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, David Nixon, unmarried now married hereinafter called the Grantor(s), have bargained and sold, and do hereby Quitclaim and convey unto David P. Nixon and wife, Tina L. Nixon, hereinafter called the Grantee(s), their heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28-B on the plan of Zone Lot Division of Lots 23, 27, 28 and 48, Hunter's Point Subdivision of record in Book 5200, Page 736, as amended in Book 6900, Page 366, Register's Office for said County.

Said Lot No. 28-B fronts 43.31 feet on the westerly margin of Hunter's Point Lane and extends back 149.27 feet on the southerly line, which is a broken line, and 174.23 feet on the easterly line to a dead line in the rear, measuring 43.52 feet thereon.

Being the same property conveyed to Tonya L. Turner, unmarried, by Deed of record in Book 9798, page 693, Register's Office for Davidson County, Tennessee.

Davidson County DEEDQC
Recvd: 06/22/01 15:28 1pgs
Fees:10.00 Taxes:0.00
20010622-0066479

( ) unimproved
This is (X) improved property know as 5160 Hunters Point Lane, Hermitage, TN 37076

Witness my/our hand(s) this 15 day of June, 2001

David Nixon

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, Sonya M. Branham, a Notary Public in and for said County and State, the within named David Nixon, the bargainor(s), 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 Hendersonville, Tennessee, this 25th day of June, 2001.

Notary Public

My Commission Expires: 10-29-2003