PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HEIDI LYNN DIXNER	SUNTRUST MORTGAGE	103-3-35
216 54TH AVENUE NORTH		25W-09990
NASHVILLE, TN 37209		

THIS INSTRUMENT PREPARED BY: TATUM & JONES, ATTORNEYS
2001 CHARLOTTE AVENUE, SUITE 200
NASHVILLE, TN 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-.

Heidi Lynn Dixner
AFFIANT

Subscribed and sworn to before me, this the 14TH day of JULY, 2001.

Bernice Palizzotto
NOTARY PUBLIC

MY COMMISSION EXPIRES:
May 25, 2004

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, WE, GARY B. DIXNER AND WIFE, SARAH J. DIXNER, by these presents do hereby QUITCLAIM and CONVEY unto HEIDI LYNN DIXNER, UNMARRIED, her successors and assigns, all our rights, title and interest in and to the following described tract of land:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

unimproved ( )
This is improved (X) property, known as 216 54TH AVENUE NORTH
NASHVILLE, TN 37209

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

IN WITNESS WHEREOF, we have hereunto set our hands on this the 14TH day of JULY, 2001.

Gary B. Dixner
GARY B. DIXNER

Sarah J. Dixner
SARAH J. DIXNER

Davidson County DEEDQC
Recvd: 08/10/01 13:58 3pgs
Fees:17.00 Taxes:0.00
20010810-0086423

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, GARY B. DIXNER AND WIFE, SARAH J. DIXNER, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Crossville, Tennessee, this 14TH day of JULY, 2001.

Bernice Polenzo
NOTARY PUBLIC

MY COMMISSION EXPIRES:
May 25, 2004

EXHIBIT "A"

LAND in DAVIDSON County, Tennessee, being part of Lot No. 8, and that part of the right-of-way of the N.C. & St. L. Railroad (now abandoned) immediately East of said property on the Map showing the Subdivision of Lot Nos. 21 and 22 on the REALTY SAVINGS BANK AND TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF THE CHARLOTTE PARK COMPANY'S FIRST ADDITION, of record in Book 421, page 87, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to HEIDI LYNN DIXNER, UNMARRIED AND GARY B. DIXNER AND WIFE, SARAH J. DIXNER, by deed from Charles E. Robbins and wife, Alice Renee Robbins, of record in Book 9339, page 391, Register's Office for DAVIDSON County, Tennessee.