THIS INSTRUMENT PREPARED
FROM INFORMATION SUPPLIED BY
THE PARTIES
JOHN M. RANKIN, JR.
Attorney at Law
155 Franklin Road
Suite 270
Brentwood, TN 37027
615/377-9370

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Davidson County DEEDQC
Recvd: 12/18/02 14:18 3pgs
Fees:17.00 Taxes:0.00
20021218-0156248

The actual consideration for this transfer is none.

Linda F. Dickson
Affiant

Sworn to and subscribed before me this 18 day of Dec., 2002.

Sandra Hatfield
Notary Public

My Commission Expires:
1/7/03

SANDRA HATFIELD
Notary Public, Cheatham County, Tennessee
My Commission Expires January 7, 2003

SANDRA HATFIELD NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel No.
John I. Dickson 1445 Beddington Park Nashville, TN 37215	Same	~~12J "B" 16.00~~ 158-4-30

WHEREAS, Linda F. Dickson ("Grantor") and John I. Dickson ("Grantee") were married as husband and wife and owned a certain tract of land in Davidson County, Tennessee, described below:

LAND in Davidson County, Tennessee, being Lot No. 93 on the Plan of Hound's Run, of record in Plat Book 6900, pages 167 through 171, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to John I. Dickson and wife, Linda F. Dickson, by deed from Frank A. Coyle and wife, Laura B. Coyle, of record in Book 9452, page 297, Register's Office for Davidson County, Tennessee.

Said property is subject to such limitations, restrictions and encumbrances as may effect the premises, including:

A) Restrictive covenants contained in instrument of record in Book 7079, page 995, corrected in Book 7238, page 736, Register's Office for Davidson County, Tennessee.

B) The Plan of record in Book 6900, pages 167-171, shows an owner's certificate, a 125-foot minimum building setback line, and a 25-foot easement for public utility drainage purposes transversing the rear portion of said lot, and a 20-foot easement for public utility drainage purposes along the southerly and real lines of said lot, as well as a 10-foot public utility and drainage easement leading from front line to southerly line of said lot, and along the front line of said lot.

C) Deeds of conveyance by the Metropolitan Government of Nashville and Davidson County, Dept. of Water and Sewerage Services of record in Book 7430, page 188, Book 7474, page 695, Book 8119, page 535, and Book 8119, page 538, Register's Office for Davidson County, Tennessee.

D) Subject to any and all building and zoning regulations of City, County, and State.

WHEREAS, pursuant to the Divorce Decree dated October 4, 2002, entered by the Court, Linda F. Dickson vs John I. Dickson, Second Circuit Court for Davidson County, Tennessee, Case No. 01D2144, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final and the time for appealing said Decree has passed; and

WHEREAS, in said Divorce Decree, the Court approved the Property Settlement Agreement between Grantor and Grantee wherein Grantor and Grantee agreed to sell all of their right, title and interest in and to the tract of land described hereinabove and divide the proceeds equally; and

WHEREAS, Grantor agrees to convey all of her right, title and interest in said property to Grantee to facilitate the sale of the property.

NOW THEREFORE, for and in consideration of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and pursuant to the terms of said Property Settlement Agreement approved in the Divorce Decree, Linda F. Dickson, the Grantor, does hereby convey, remise, release and forever quitclaim unto John I. Dickson, the Grantee, his heirs and assigns, all of her right, title and interest in and to the property described hereinabove.

This is improved property located at 1445 Beddington Park, Nashville, Tennessee, 37215.

IN WITNESS WHEREOF, Linda F. Dickson has executed this Quitclaim Deed as of the 18 day of December, 2002.

Linda F. Dickson

LINDA F. DICKSON, Grantor

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 **LINDA F. DICKSON,** 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 purpose therein contained.

Witness my hand at Brentwood, Tennessee, this 18th day of December, 2002.

SANDRA HATFIELD
Notary Public, Cheatham County, Tennessee
My Commission Expires January 7, 2003

Sandra Hatfield

Notary Public

My Commission Expires:
1/7/03

SANDRA HATFIELD NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.