QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 10/16/03 15:57 3pgs
Fees:18.00 Taxes:188.70
20031016-0153689

FROM:

Beverly Hall

TO:

Gail Cunningham Dixon

THIS INSTRUMENT PREPARED BY:

L. R. DeMarco
RUTHERFORD, DeMARCO & WHITE
Suite 400, Washington Square
214 Second Avenue, North
Nashville, Tennessee 37201-1602

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel
Gail Cunningham Dixon 4217 Drakes Court Nashville, Tennessee 37208	SAME	Map 42-5 Parcel 176

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $51,000.00.

Beverly C. Hall
AFFIANT

Subscribed to and sworn to before me this 19th day of September, 2003.

L. R. DeMARCO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 1-31-04

I hereby quitclaim to Gail Cunningham Dixon all of my interest in the following land:

TRACT NO. 1: Being Lots No. 17 and 18 of Block 44 on the Map of Fisk University Place, of record in Book 161, pages 4 and 5 of the Register's Office for County. Said lots adjoin and front together 50 feet on the easterly side of 34th Avenue North, and run back between parallel lines 150 feet to an alley.

TRACT NO. 2: Being Lots No. 19 and 20 of Block 44 on the Map of Fisk University Place, as of record in Book 421, pages 4 and 5, Register's Office for said County. Said Lots No. 19 and 20 adjoin and front together 50 feet on the easterly side of 34th Avenue North and run back between parallel lines, Lot 20 runs along the south margin of Clare Street, 150 feet to an alley.

Being the property conveyed to George H. Cunningham, and wife, Olivia Cunningham, by deed from Ella J. Cunningham, of record, in Book 3930, page 251, Register Office for Davidson County, Tennessee. George H. Cunningham died in 1993. Olivia Cunningham died on September 14, 2002, leaving a Will which was probated in the Probate Court of Davidson County, Tennessee, under Docket No. 01P-967. The sole heirs of her estate were Gail Cunningham Dixon and Beverly Hall. Olivia King Cunningham and Olivia Cunningham are one and the same person.

This is improved property known as 3309 Clare Avenue, Nashville, Tennessee 37209.

WITNESS my hand this 19th day of September, 2003.

Beverly C. Hall

BEVERLY HALL

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 Beverly Hall, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 2003.

L.R. DeMARCO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 1-31-04

THE PREPARER OF THIS INSTRUMENT HAS NOT PREPARED A TITLE SEARCH ON THE ABOVE DESCRIBED PROPERTY AND THE LEGAL DESCRIPTION HEREIN IS FROM THE LAST RECORDED DEED.