This Instrument Prepared By:
Marshall & Associates, PLLC
Ellis H. Marshall, III
3310 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

FROM: Timothy Roger Hixson

TO: Karen von Dohlen Hixson

Davidson County DEEDQC
Recvd: 10/25/04 15:33 3pgs
Fees:17.00 Taxes:0.00

20041025-0128247

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Karen von Dohlen Hixson 1720 Aaronwood Drive Old Hickory, TN 37138	Karen von Dohlen Hixson 1720 Aaronwood Drive Old Hickory, TN 37138	Map 63-16-A Parcel 12

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Karen von Dohlen Hixson

Karen von Dohlen Hixson, Affiant

Subscribed and sworn to under oath before me this 15th day of October, 2004.

Michelle A. Mills

Notary Public

My Commission Expires: 7-19-08

MICHELLE A. MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, Karen von Dohlen Hixson, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Timothy Roger Hixson, Grantor, does hereby quitclaim, transfer and convey to Karen von Dohlen Hixson, all interest, right and ownership he may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A**.

15th **IN WITNESS WHEREOF**, the undersigned has executed this Quitclaim Deed on this day of October, 2004.

Timothy Roger Hixson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Timothy Roger Hixson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be Timothy Roger Hixson, and whom upon further oath acknowledged that he, executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and seal this the 15th day of October, 2004.

Michelle A. Mills
Notary Public

My Commission Expires: 7-19-08

MICHELLE A. MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 42, on the plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Pages 550, 551, and 552 and Certificate of Correction of record in Book 7462, Page 445 and by an Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc. by deed from BarclaysAmerican/Mortgage Corporation, of record in Book 8906, page 549, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 7351, Page 852, Book 7431, Page 204, Book 7451, Page 729, Book 8181, Page 112, and Book 8336, Page 393, Register's Office for said County.

Subject to Easements of record in Book 2247, Page 75, Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235, Book 8739, Page 991, Book 8657, Page 179, Register's Office for said County.

Subject to Flood Plain Easements of record in Book 8207, Page 276, and Book 8951, Page 797, Register's Office for said County.

This Deed was created with information provided by Timothy Roger Hixson, and without the aid of a title search.

Being the same property conveyed to Timothy R. Hixson and Karen V. Hixson by deed of record in Book 9692 Page 214. RODC.

Timothy R. Hixson