Davidson County DEEDQC
Recvd: 01/09/06 15:09 2 pgs
Fees:12.00 Taxes:0.00

20060109-0003180

Prepared By: Clinton Hobbs,Attorney
115 Gallatin Rd S
Madison, Tn. 37115

NEW OWNER:•
Albert J. Fox
171 Cumberland Dr.
Hendersonville, Tn. 37075

"SEND TAX BILLS TO:•

(SAME)

MAP 043-060

PARCEL 089.00

STATE OF TENNESSEE
COUNTY OF Davidson

No Monetary consideration or otherthings of value was exchanged on theTreansfer of this property.

AFFIANT

Subscribed and sworn to before me this 8th day of August

NOTARY PUBLIC

My commission expires 3/24/1997.

# QUITCLAIM DEED

FOR AND IN EXCHANGE of ONE DOLLAR ($1.00) cash, love and affection, herewith acknowledged as received, I, KATHRYN R. FOX do hereby quitclaim, covey and deliver all my right, title, interest, equity andequitable interests in certain described real property to ALBERT J. FOX in fee simple. Such real property is described as follows:

BEING part of Lot No. 14 on the Plan of Anderson Estates, as ofrecord in Book 1130, Page 37, Register's Office for Davidson County,being Lot No. 44 of the Revised Plan of the subdivision of Lot No. 14 ofthe Anderson Estates, not of record, described according to survey made byHarvey Gee, Surveyor, December 29, 1947, as follows:

BEGINNING on the westerly margin of Nix Drive 381.78 feet south of the southerly margin of Thornton Avenue, being the corner of Lots Nos44 and 45: thence with a line between said two lots, westwardly 175feet to the easterly line of Lot No. 51: thence with the easterlyline of Lots 51, 52, and 53, southwardly 120 feet to a corner of Lots Nos. 43 and 44; thence with the line between two lots easterly 175feet to the westwardly margin of Nix Drive, thence with the same,northwardly 120 feet to the beginning.

BEING the same property conveyed to D-LON-RA Company by Deed from Marvin H. Hughes and wife Kathryn L. Hughes of record in Book 5623, Page 585

Being the same property conveyed to Marvin H. Hughes by Deed fromDenny G. Blankenship and wife Judy C. Blankenship of record in Book 4355,Page 574, Registers Office of Davidson County, Tennessee.

This is improved property known as 317 Nix Drive, Madison, Tennessee.

SAID PROPERTY is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 8th day of August, 1995.

Kathryn R. Fox
Kathryn R. Fox

STATE OF TENNESSEE:
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public inand for said County and State, the within named Kathryn R. Fox, thebargainor with whom I am personally acquainted, who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 8th August, 1995.

Patricia [illegible]
Notary Public

My commission expires 3/24/1997.