318
Boult
Kimmons

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Randall L. Nixon Virginia M. Nixon 87 Ocala Drive Antioch, Tennessee 37013	162-7-226.00	Midland Mortgage Company P.O. Box 26648 Oklahoma City, Oklahoma 73126-0648

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (RFW)
1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of EIGHT THOUSAND and NO/100 DOLLARS ($8,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JOHN W. GRIFFIN and wife, MARSHA M. GRIFFIN** ("Grantors"), have bargained and sold, and by these presents do hereby transfer and convey to **RANDALL L. NIXON and wife, VIRGINIA M. NIXON** ("Grantees"), their heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 87 Ocala Drive, Antioch, Davidson County, Tennessee.

This conveyance of the interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $8,000.00.

Affiant

Subscribed and sworn to me this 29 day of March, 2006.

NOTARY PUBLIC
My Commission Expires: 7-25-09

MARY REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 03/30/06 16:11 3 pgs
Fees:18.00 Taxes:29.60
20060330-0036327

1266422 v3
999991-001 3/24/2006

Executed this 29 day of March, 2006.

John W. Griffin

Marsha M. Griffin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, John W. Griffin, the undersigned, a Notary Public in and for the County and State aforesaid, the within named John W. Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes contained.

Witness my hand and seal, at office in Nashville, Tennessee, the 29th day of March, 2006.

NOTARY PUBLIC
My Commission Expires: 3/31/07

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Marsha M. Griffin, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Marsha M. Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes contained.

Witness my hand and seal, at office in Nashville, Tennessee, the 29th day of March, 2006.

NOTARY PUBLIC
My Commission Expires: 3/31/07

1266422 v3
999991-001 3/24/2006

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 39 on the Plan of Wittemore Valley, Section Two-B, as of record in Plat Book 6200, page 443, said Register's Office, to which plan reference is hereby made for a more complete description.

THIS conveyance is made subject to any and all restrictions and easements of record in said Register's Office, especially to those restrictions of record in Book 6243, page 80, said Register's Office.

BEING the same property conveyed to Randall L. Nixon and wife, Virginia M. Nixon and John W. Griffin and wife, Marsha M. Griffin by deed of record in Book 7365, page 222, said Register's Office.