This instrument prepared from information furnished by the parties hereto and no title examination was performed.

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDQC
Recvd: 07/05/06 14:42 3 pgs
Fees:18.00 Taxes:18.50
20060705-0080342

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
Karen K. Nixon	MAP 137, PARCEL 90
3526 Couchville Pike	
Hermitage, TN 37076	
SEND TAX BILLS TO:	
Same	

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

The actual consideration or value, whichever is greater, for this transfer, is $5,000.00, this 29th day of June, 2006.

AFFIANT

Sworn to and subscribed before me this 29 day of June, 2006.

NOTARY PUBLIC

My commission expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, I, HOWARD GUINN NIXON, hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto KAREN K. NIXON, her successors, heirs and assigns, hereinafter referred to as GRANTEE, all of my right, title and interest in and to certain real estate in Davidson County, Tennessee, said property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein.

This is improved property known as 3526 Couchville Pike, Hermitage, TN 37076.

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

WITNESS my hand and seal on this the 29th day of June, 2006.

Howard Guinn Nixon

HOWARD GUINN NIXON

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOWARD GUINN NIXON, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, TENNESSEE, on this the 29 day of June, 2006.

Denise C. Allis

Notary Public

My commission expires: 5/24/2008

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

EXHIBIT 'A'
(LEGAL DESCRIPTION)

Land in the Davidson County, Tennessee being Lot No. 2 on the Plan of Ashley Acres, as of record in Book 8250, Page 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Howard Guinn Nixon and wife, Karen K. Nixon, by Warranty Deed from Sammie M. Taylor and husband, Brown Taylor, of record in Book 8948, Page 931, Register's Office for Davidson County, Tennessee. Harold Guinn Nixon and Karen K. Nixon were subsequently divorced by Final Decree filed on February 24, 2004in the Fourth Circuit Court for Davidson County, Tennessee.