PICK-UP

Davidson County DEEDQC
Recvd: 08/08/06 13:26 3 pgs
Fees:18.00 Taxes:5.55
20060808-0097389

QUITCLAIM DEED

This instrument was prepared by: Angelique Jackson 2701 Jefferson St, Suite 103 Nashville, TN 37208

State of Tennessee (County of Davidson) the actual consideration of value whichever is greater, for this transfer s $1500.00

Subscribed to and sworn to before me, this the 8th *day of* August, *2006.*

Witness

Affiant

Notary Public

NOTARY PUBLIC AT LARGE — McCLERKIN — DAVIDSON COUNTY, TN

My Commission expires: My Commission Exp. Jan 26, 2008

Address New Owner	Send Tax Bills To:	Map Parcel No.
Dianne Dixon ***4134 Hydes Ferry Pk*** ***Nashville TN 37218.***	**same**	69-7 | 10.00

FOR AND IN CONSIDERATION of One thousand five hundred dollars ($1,500.00), cash in had paid, the receipt of which is hereby acknowledged, **James Jackson** by these presents do hereby quit claim and convey unto **Dianne Dixon**, his/her successors and assigns, **all** of his/her rights and interest in and to the following described tract of land:

Source of Title # 20060714-0085973
Legal Reference 0801161-0000643 Map Parcel No. 69-7 | 10.00

.28 A of land mainly classified as RES with a Single Fam Style bldg, built about 1972, having Brick Exterior and Asphalt roof cover with 1 unit, 8 total rooms, 4 total bedrooms, 3 total baths, 0 total half baths, 0 total ¾ baths.

This is improved property, known as: 4134 Hydes Ferry Pk Nashville TN 37218.

SUBJECT to any governmental zoning and subdivision ordinances or regulations in effect thereon.

When ever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Witness our hands this 8th day of August, 2006.

James W Jackson

James Jackson

(STATE OF TENNESSEE COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and Count aforesaid, personally appeared James W Jackson, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the within named bargainor, being authorized to execute the foregoing instrument for the purposes therein contained, by signing my name.

Witness my hand and official seal at office this 8th day of August 2006, My Commission expires: My Commission Exp. Jan 26, 2008

Carolyn McClerkin

Notary Public

CAROLYN McCLERKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 13TH, FORMERLY THE 23RD CIVIL DISTRICT DAVIDSON COUNTY, TENNESSEE, DESCRIPTION OF THE WESTERLY PART OF THE PROPERTY RECORDED IN BOOK 2596, PAGE 546 R.O.D.C.

BEGINNING AT AN IRON PIN LOCATED IN THE NORTHERLY MARGIN OF HYDES FERRY PIKE. SAID POINT OF BEGINNING BEING ALSO THE SOUTHWESTERLY CORNER OF THE ORIGINAL TRACT OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BOOK 2596, PAGE 546.

RUNNING THENCE WITH THE WESTERLY LINE OF THE ORIGINAL TRACT, BEING ALSO THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, N 44 15' E 183.3 FEET TO AN IRON PIN; THENCE S 46 30' E 183.3 FOR A DISTANCE OF 65 FEET TO AN IRON PIN; THENCE S 44 15' TO AN IRON PIN LOCATED IN THE NORTHERLY MARGIN OF HYDES FERRY PIKE; THENCE, WITH THE NORTHERLY TRIANGLE OF HYDES FERRY PIKE N 46 30' W. FOR A DISTANCE OF 65 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED FROM HENRIE DIXON TO DIANE DIXON BY DEED RECORDED 10/19/98, IN BOOK 11161, PAGE 643 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.