This Instrument prepared by:
TED F. WALKER
Attorney at Law
1820 Parkway Towers
404 James Robertson Pkwy
Nashville, Tennessee 37219
Telephone: 615-244-7707

Davidson County DEEDQC
Recvd: 01/29/07 15:17 2 pgs
Fees:12.00 Taxes:0.00
20070129-0011882

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
VICKIE NIX 5952 Colchester Drive Hermitage, Tennessee 37076	Same	Map 87 Group 5-O-A Parcel 55-CO

KNOW ALL MEN BY THESE PRESENTS:

That CHARLES NIX (being one and the same as CHARLES JUNIOR NIX, II), for the express purpose of making a reconveyance as part of the Marital Dissolution Agreement in the divorce action filed in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 06D-2795, between VICKIE MARIE NIX (being one and the same as VICKIE NIX), Plaintiff, and CHARLES JUNIOR NIX, II, Defendant, does hereby demise, release and forever quitclaim unto the said VICKIE NIX, her heirs, successors and assigns, all of his title, interest and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

> BEING Lot No. 108 on the Final Plan of Farmingham Woods, Phase II, Section 1, of record in Book 7900, Page 306, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> BEING the same property conveyed by Natasha Fletcher to Charles Nix and wife, Vickie Nix, by Warranty Deed of record as Instrument No. 20040427-0047394, Register's Office, Davidson County, Tennessee.

The said VICKIE NIX hereby assumes, agrees to pay and agrees to hold CHARLES NIX harmless from one Deed of Trust Note in favor of People's Choice Home Loan, Inc., a Wyoming corporation, said note bearing an original unpaid principal balance of $114,000.00, and evidenced by a Deed of Trust of record as Instrument No. 20040427-0047395, Register's Office, Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This is improved property known as 5952 Colchester Drive, Hermitage, Tennessee, 37087.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 24 day of January, 2007.

Charles Nix
CHARLES NIX

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named CHARLES NIX (also known as Charles Junior Nix, II), the Bargainor with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 24 day of January, 2007.

Heidi Chilton
NOTARY PUBLIC

HEIDI CHILTON
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 12-28-2008.

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration on this transfer is $0.

Vickie Nix
VICKIE NIX
Affiant

Sworn to and subscribed before me
this 24 day of January, 2007.

Heidi Chilton
NOTARY PUBLIC

My Commission Expires: 12-28-2008.

HEIDI CHILTON
NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared from information provided by parties.