Davidson County DEEDQC
Recvd: 03/14/07 11:05 4 pgs
Fees:22.00 Taxes:0.00

20070314-0031109

Seller: DIXON
Order No.: 1230009980

Data ID: 64813
Job No.: 36284

QUIT-CLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

Corey S. Dixon
(Name)
3473 Calais Cr.
(Street Address or Route Number)
Antioch TN 37013
(City) (State) (Zip)

SEND TAX BILL TO:

Corey S.Dixon
(Name)
3473 CALAIS Circle
(Street Address)
ANTIOCH TN 37013
(City) (State) (Zip)

MAP PARCEL NUMBERS: 150090A16300CO

FOR AND IN CONSIDERATION of the sum of Zero and No/100 Dollars and no other good and valuable consideration paid to COREY S. DIXON, MARRIED, WHO ACQUIRED TITLE AS UNMARRIED AND LISA L. DIXON, HIS WIFE (hereinafter referred to as Grantor, whether one or more) by COREY S. DIXON, MARRIED (hereinafter referred to as Grantee, whether one or more), Grantor has this day bargained, sold, remised, released and QUIT CLAIMED and does by these presents bargain, sell, remise, release and QUIT CLAIM unto the Grantee herein, his successors, heirs and assigns, the following described real property situated in Davidson County, Tennessee, and all the real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, Grantor hereby releasing all claims to Homestead and Dower therein.

Property Description:

BEING LOT NO. 337 ON THE PLAN OF FOREST VIEW PARK, SECTION X, PHASE ONE OF RECORD IN PLAT BOOK 7900, PAGE 356, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO COREY S. DIXON FROM FOX RIDGE HOMES, INC., BY VIRTUE OF A DEED DATED MAY 13, 1994, RECORDED JUNE 7, 1994, IN BOOK 9370, PAGE 260 IN DAVIDSON COUNTY, TENNESSEE.

TAX PARCEL NO.: 150090A16300CO

unimproved ( )
This is improved ( ) property, known as 3473 CALAIS CIRCLE (House Number) (Street) (P.O. Address)
ANTIOCH (City or Town)

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

Prepared By

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas (Texas), 75225

[Continued]

HOLLY DERRYBERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAR. 21, 2009

HOLLY DERRYBERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My C...

Seller: DIXON
Order No.: 1200009980

Date ID: 64013

Witness our hands this 13 day of February 2007.

Witness Signature
Witness' Printed Name:

COREY S. DIXON—Grantor

Witness Signature
Witness' Printed Name:

Witness Signature
Witness' Printed Name:

LISA L. DIXON—Grantor

Witness Signature
Witness' Printed Name:

HOLLY DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Holly Derryberry a Notary Public in and for said County and State, COREY S. DIXON, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 3473 Calais Cir. Antioch, TN. 37013 this 13 day of February, 2007

My Commission Expires: 3/21/09

Notary Public

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Holly Derryberry a Notary Public in and for said County and State, LISA L. DIXON, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 3473 Calais Cir. Antioch, TN. 37013 this 13 day of February, 2007

My Commission Expires: 3/21/09

Notary Public

[Continued on next page]

HOLLY DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

Dixon, DIXON
Order No.: 1298809985 Doc ID: 0483

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 0 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

COREY S. DIXON—Grantor

LISA L. DIXON—Grantor

STATE OF TN

COUNTY OF Davidson

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 13 day of February 07

(Affix Seal)

My commission expires: 3/21/09

Notary Public

HOLLY DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

RETURN TO:
MSNi
Four Penn Center West
Suite 200
Pittsburgh, PA 15276

LEGAL DESCRIPTION:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN IN THE COUNTY OF DAVIDSON, AND STATE OF TN AND BEING DESCRIBED IN A DEED DATED 05/13/1994 AND RECORDED 06/07/1994 IN BOOK 9370 PAGE 260 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

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

BEING LOT NO. 337 ON THE PLAN OF FOREST VIEW PARK, SECTION X, PHASE ONE OF RECORD IN PLAT BOOK 7900, PAGE 356, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

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PARCEL NO. 150090A16300CO