Davidson County DEEDQC
Recvd: 04/04/07 13:40 2 pgs
Fees:12.00 Taxes:0.00
20070404-0040460

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual consideration for this transfer is $10.00.

Christy Lewis Dixon, Grantor

CHARLES H. COOPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me on this 2nd day of March, 2007.

NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES: September 22, 2007

This instrument was prepared by:
Bruce E. Kessler, Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 315
Madison, Tennessee 37115

Address New Owners:	**Send Tax Bills To:**	**Map/Group/Parcel: (or Tax Information)**
Caleb Phillip Dixon P.O. Box 215 Arrington, TN37014	Same	053-014-0 097.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of ten dollars ($10.00), and other good and valuable consideration, I, **Christy Lewis Dixon**, Grantor, do hereby quitclaim my undivided interest, right, and title to **Caleb Phillip Dixon**, Grantee, in the following land in Madison, Davidson County, Tennessee:

> **BEING** land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Nawaka Hills, of record in Plat Book 843, Pages 36 and 37, Register's Office for said County, **Tennessee, to which plat reference is hereby made for a more complete description.** This description is the same used in the previous deed of record.
>
> **BEING** the same property conveyed to Cal Dixon and wife, Christy Dixon by Warranty Deed from Donna J. Gillroy, an unmarried woman, of record at Instrument No.20030204-0015353, in the Register's Office for Davidson County, Tennessee.

No abstract or survey was furnished for preparation of this instrument.

This transfer is a real property settlement in conjunction with the absolute divorce between the Grantor, Christy Lewis Dixon, and the Grantee, Caleb Phillip Dixon, at docket 54465, filed October 30, 2006 in the Circuit Court for Rutherford County, Tennessee, at Murfreesboro.

This transfer is by quitclaim and Christy Lewis Dixon makes no warranties about the title. Further, this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS is unimproved property known as Lot 4, Pawnee Trail, Madison, TN 37115

WITNESS my hand this 26 day of March, 200(7).

Christy Lewis Dixon, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

NOTARY PUBLIC

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Christy Lewis Dixon**, the within named Grantor(s), with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that (s)he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 26th day of March, 200(7).

Notary Public

CHARLES H. COOPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES September 22, 2007

My commission expires: _____